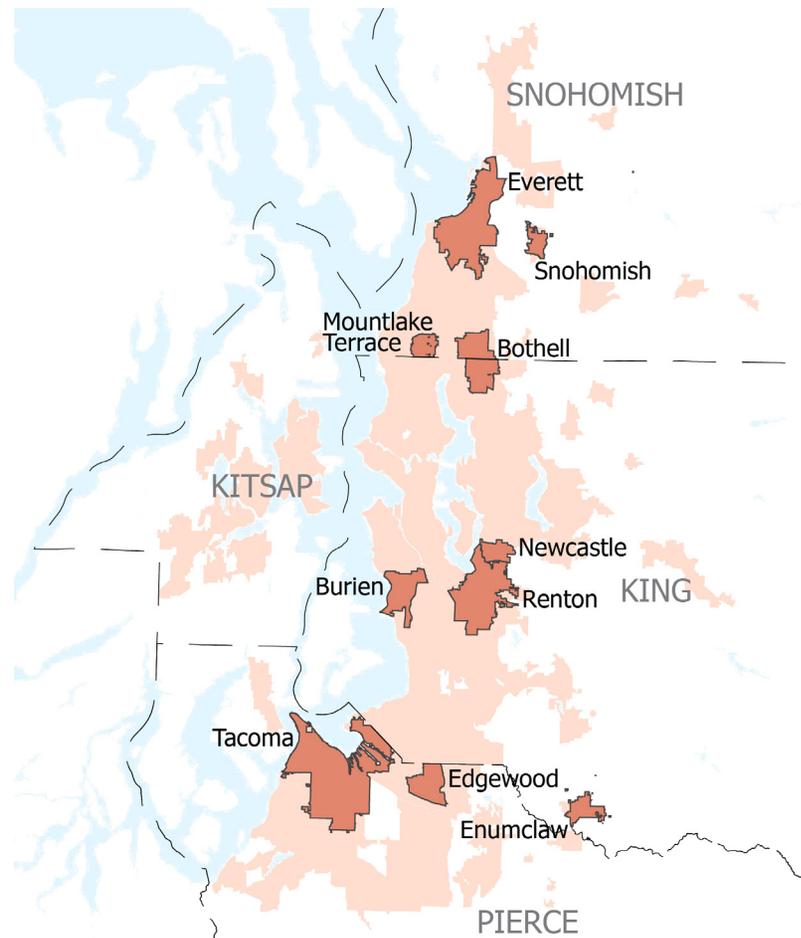
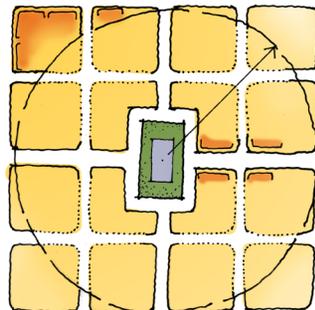


Middle Housing for Puget Sound

Washington Department
of Commerce

Placetype Atlas
& Toolkit Framework

April 17, 2023



Prepared For:

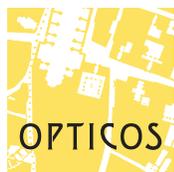
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Methodology

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1.1 Placetype Atlas & Toolkit Framework

Purpose

An Atlas is a key part of preparing Objective Design and Development standards for a multi-jurisdiction effort in the Puget Sound region. This Atlas identifies and describes the range of physical environments in the Puget Sound region where Middle Housing (MH) exists or could be introduced.

After documenting and understanding these physical environments, a Middle Housing Toolkit of Objective Design and Development Standards (Toolkit) will be prepared to help individual jurisdictions implement Middle Housing. The Toolkit will include standards for the range of physical contexts and environments across the four counties (King, Snohomish, Kitsap, and Pierce) and their 82 cities.

Sources

1. *VISION 2050 Planning Resources, Puget Sound Regional Council, March 2021.*

Implementation Of The Growth Management Act (GMA) & VISION 2050

The preparation of this Atlas is one of several work efforts that the Washington State Department of Commerce (Commerce) is sponsoring to help individual jurisdictions in the central Puget Sound region enable Middle Housing to fit into cities, consistent with the Growth Management Act of 1990 (GMA). The GMA directs most growth to urban growth areas (distinct from rural areas), while protecting natural resource lands and critical areas. Urban growth areas in Washington state are defined to mean all incorporated cities and towns, along with certain unincorporated areas that have been designated and targeted for urban growth. Cities (a term in this document that includes all incorporated cities and towns) are seen as the primary location for growth, including Middle Housing. Currently, the supply of housing is inadequate and will become even worse over the coming years, especially for moderate-income households, unless significant progress is made to create about one million new homes for different income levels by 2044.

Under the GMA, cities and counties are required to update their comprehensive plans and development regulations, including “moderate-density”, such as duplexes, triplexes, townhouses, and other Middle Housing types. Because most cities have about two-thirds of their entire land area in “single-unit residential zoning” (i.e. detached houses on separate lots), some of the new housing will need to be

within these single-unit zones. Middle housing, which is house scale in size, can fit well into such zones. Cities in central Puget Sound will be the first to use the Toolkit to realize needed housing.

The implementation of Middle Housing is also related to the Puget Sound Regional Council's Housing Strategy and its policy direction to:

"Increase zoning that allows for moderate density 'missing middle' housing to increase opportunities for townhomes and multiple units in neighborhoods with infrastructure, services, and amenities....reform single-family zoning to increase opportunities for small lots, zero-lot line, accessory dwelling units, cottage homes, and up to six units per lot that serve a wider range of households, including singles, couples, seniors, and smaller families."

The various work efforts sponsored by Commerce to help cities and counties in their Middle Housing implementation are all aimed at carrying out the direction of the GMA, complemented by VISION 2050's regional strategy for diverse housing in urban growth areas, especially in cities.

Objectives

This Atlas helps cities:

- Locate and understand existing Middle Housing environments.
- Understand potential opportunities for adding Middle Housing.
- Select appropriate Middle Housing zoning tools.
- Establish the foundation for the Middle Housing Toolkit of Objective Design and Development Standards.

1.2 Placetype Atlas Overview

This Puget Sound Placetype Atlas consists of five parts, each answering key questions:

1) What is MH?

What are its key characteristics and how is it different from typical multi-family development? MH consists of buildings that are the size of houses in three general sizes that are described in this Atlas: Small, Medium, and Large. Each size is appropriate in different areas but there is something on the MH spectrum for any neighborhood.

2) Why A Placetype Atlas?

The Atlas is summarized to explain how it can be used by cities to help them implement MH. An Atlas makes the eventual standards more relevant to the various physical environments in Puget Sound where MH is suitable. In addition, an Atlas directly connects the eventual standards to each physical environment for the reader/user of this information.

3) Where Can MH Go?

What types of physical environments are suitable for MH? Are all MH types suitable everywhere?

Middle Housing Applicability

The Atlas presents neighborhoods within cities and towns in Puget Sound appropriate for MH. At the first level, the neighborhoods are categorized based on physical conditions, such as the existing capacity for infill, proximity to transit, and mix of uses. At the second level, the neighborhoods are categorized into two general groups: Amenity-based Neighborhoods and General Residential Neighborhoods.

Amenity-based Neighborhoods are supportive of Small to Medium MH types and, in some cases, appropriate areas to apply Large MH - the larger and more intense MH building types.

Amenity-based Neighborhoods Are:

- adjacent to city center, main street, corridor, or neighborhood center,
- might be near high quality transit

General Residential Neighborhoods cover a wide range of physical environments that might not currently include any MH examples but have the physical characteristics to support MH. These areas are appropriate for some or more MH types based on physical realities such as existing lot widths and depths as well as local objectives.

General Residential Neighborhoods Are:

- In low-density zones that are primarily for single-family detached housing; and
- where lots are not necessarily adjacent to more intense uses and community amenities.

4) What Are The Placetypes in Puget Sound?

Placetype Atlas

The Atlas features example cities that are representative of other Cities in the region. Within these cities, a range of neighborhoods or **Placetypes** demonstrate the different conditions where Middle Housing can be found or introduced. The Atlas identifies and describes the range of neighborhoods or **Placetypes** that occur across the region and in each example city.

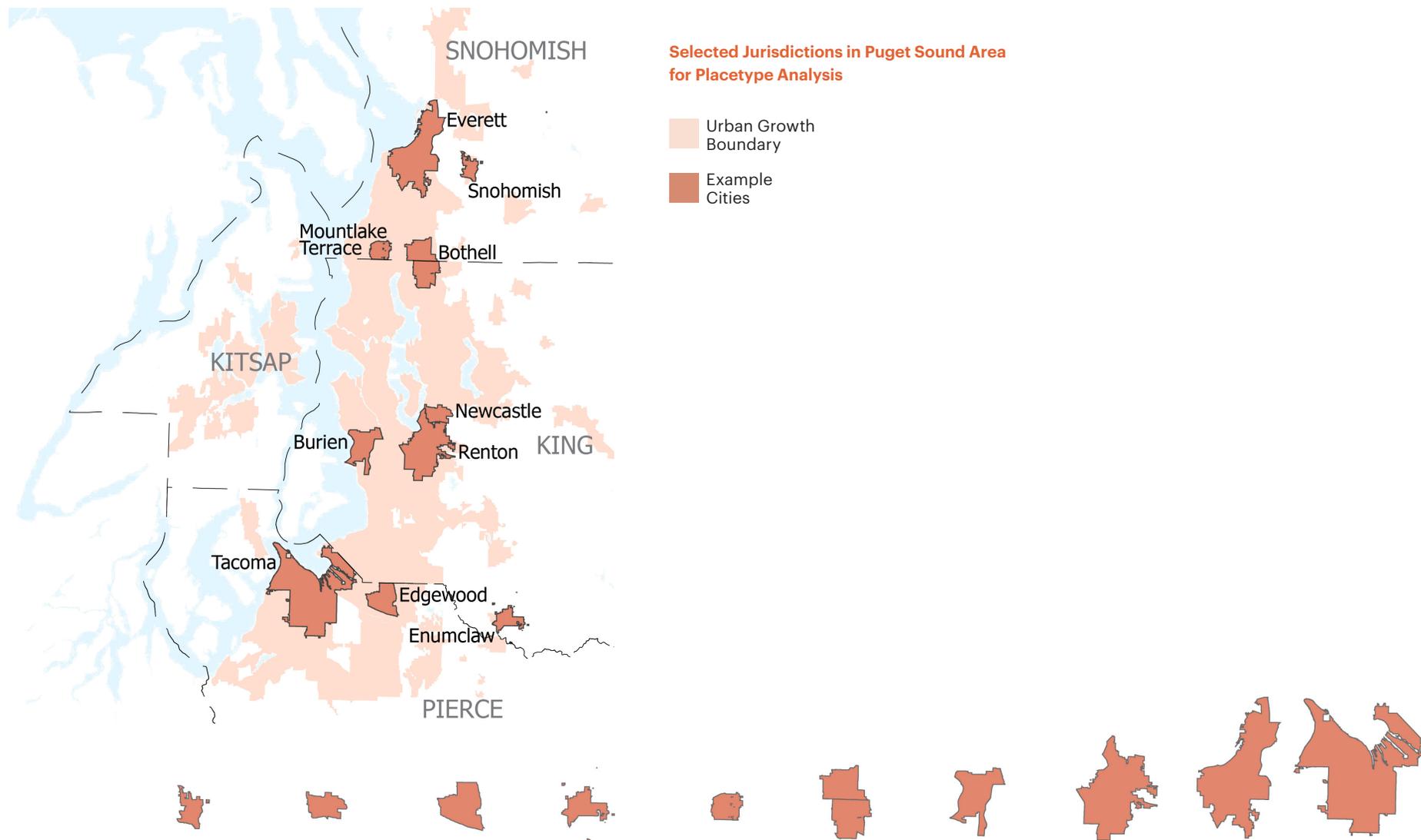
Example Cities & Towns

Example cities are characterized by their population, geographical size, and physical context. The following ten cities are examples of the broader group of 82 cities found in the Puget Sound region:

- **Large Cities:** Renton (King County), Tacoma (Pierce County), Everett (Snohomish County).
- **Medium Cities:** Burien, Bothell (King/Snohomish Counties), Mountlake Terrace.
- **Small Cities:** Newcastle, Enumclaw (King County), Edgewood (Pierce County), Snohomish (Snohomish County).

5) What Are The Next Steps?

How will this Atlas inform the Middle Housing Toolkit being prepared as part of the overall effort? A Middle Housing Toolkit of standards will be prepared for each Placetype, offering cities choices for how to implement MH. For example, a city might choose zoning tools to stay closely within the existing physical character of two-story height and large setbacks. Another city might choose to allow a moderate change to that physical character by choosing other zoning tools. The Middle Housing Toolkit will provide a range possibilities and it is up to each city to choose what makes sense for their local objectives and needs.



Selected Jurisdictions in Puget Sound Area for Placetype Analysis

- Urban Growth Boundary
- Example Cities

| City | Snohomish | Newcastle | Edgewood | Enumclaw | Mountlake Terrace | Bothell | Burien | Renton | Everett | Tacoma |
|--------------------|-----------|-----------|----------|----------|-------------------|---------|--------|---------|---------|---------|
| Population in 2020 | 9,098 | 12,292 | 12,327 | 12,543 | 19,909 | 48,161 | 52,066 | 106,785 | 110,629 | 219,346 |
| Acres (sq mi) | 3.52 | 4.45 | 8.38 | 5.17 | 4.06 | 13.64 | 10.04 | 23.47 | 33.19 | 49.71 |

Placetypes in Puget Sound

Within the ten example cities in Puget Sound, this Document focuses on the Neighborhoods and Neighborhoods adjacent to city centers, main streets, corridors, and nodes that are appropriate for MH infill. The objective is to describe all possible neighborhood examples where MH can be considered an appropriate strategy for infill.

The following six criteria were used to evaluate the physical environment to identify Placetypes:

- building form;
- street and block pattern;
- lot sizes, widths and depths;
- street connectivity and access;
- mobility options and transit*; and
- amenities.

** In addition to the physical elements of a Placetype, the availability and capacity of existing transportation and other infrastructure were considered, along with the potential of new infrastructure to accommodate new growth.*

Physical Characteristics

The Placetypes found in the ten example cities were analyzed in terms of location, context, physical character, building footprints, lot size and building form.

Location. Where does the Placetype exist? For example, is it found adjacent to a low-intensity corridor? Is it found adjacent to a neighborhood main street? Is it found within a low-intensity neighborhood? Or some other location?

Description. What is the overall context, physical character, and size of buildings in the Placetype? For example, is the context of the neighborhood one to two-story buildings adjacent to a corridor of four to five-story buildings? Are the buildings in the neighborhood detached with small or large setbacks?

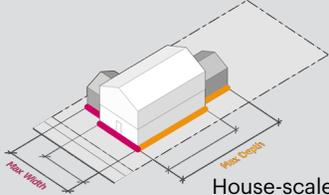
Two characteristics are informative about existing physical character and what types of new development can fit well: lot width and depth, and building form.

Lot Size. Are the lots extra small, small, medium, large, or extra large? Rather than focus on lot area, the Atlas considers lot width and depth to show how different building types can be accommodated. See page 12 for a summary of the various MH types and the lot size that best fits each.

Building Form. Are the buildings house-scale or block-scale? Or are there mixes of both? Middle Housing is all within the house-scale end of the building form spectrum: Small, Medium or Large. In contrast, block-scale buildings (> 4 stories) are beyond the spectrum of Middle Housing building types.

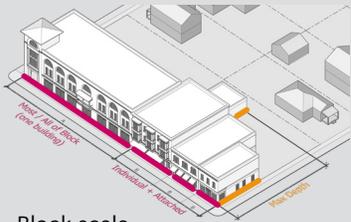
 CLOSER LOOK

"House-scale & Block-scale" Explained



House-scale

Buildings similar in size to detached houses, ranging from small to large, containing multiple units.



Block-scale

Buildings as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block; also buildings 4 stories or more.

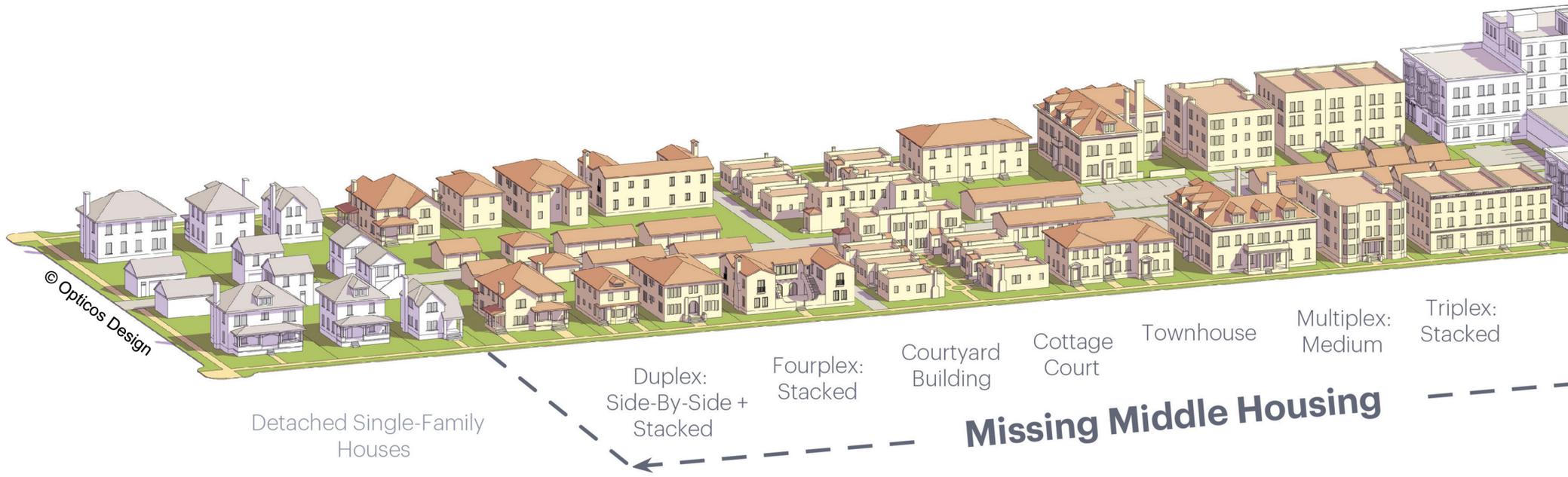
Lot Sizes & Middle Housing Types

Each group of Middle Housing (MH) types fits on different lot sizes. For example, while a Triplex/Fourplex can fit on a lot as narrow as 40 feet wide, a Duplex side-by-side needs at least 50 feet of lot width. It is important for cities to know which MH types best fit their existing lot widths and depths to eventually select the most appropriate zoning tools.

The table below illustrates which MH types fit on the range of existing lot sizes in the ten example cities. This table is not regulatory. Cities can make minor changes and refinements to this information when selecting the zoning tools in the Middle Housing Toolkit.

| Lot Size Category | Lot Width Range | Lot Depth Range | Typical Middle Housing Types | | | | | | | | |
|-------------------|-----------------|-----------------|------------------------------------|--------------------|----------------------|-----------------------|---------------------|---------------------|----------------------|--------------------|--------------------|
| | | | Small Middle Housing | | | Medium Middle Housing | | | Large Middle Housing | | |
| | | | Duplex Stacked/ Side-by-Side | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
| Extra-small | 15-40 ft | 55-75 ft | | | | | | | | | |
| Extra-small | 15-50 ft | 50-55 ft | | | | | | | | | |
| Small | 20-50 ft | 75-130 ft | | | | | | | | | |
| Small | 40-75 ft | 55-75 ft | | | | | | | | | |
| Small | 50-75 ft | 50-75 ft | | | | | | | | | |
| Medium | 50-70 ft | 100-180 ft | | | | | | | | | |
| Medium | 50-100 ft | 70-100 ft | | | | | | | | | |
| Large | 70-100 ft | 180-250 ft | | | | | | | | | |
| Large | 70-170 ft | 100-180 ft | | | | | | | | | |
| Extra-Large | 100-200 ft | ≥200 ft | | | | | | | | | |

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What Is Middle Housing?

CHAPTER

2



Mid-Rise

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2.1 Middle Housing

Responding to The Demand for More Housing

The mismatch between current US housing stock and shifting demographics has been poignantly defined by recent research and publications by Christopher Nelson and Chris Leinberger and, most recently, by the Urban Land Institute’s publication “What’s Next: Real Estate in the New Economy.”

The solution is not as simple as adding more multi-family housing stock using the same housing types that have been built over the past couple of decades. Instead, it will be necessary to shift how we design, locate, regulate, and develop houses. As “What’s Next” states, “It is a time to rethink and evolve, reinvent and renew.” To that end, Missing Middle Housing or Middle Housing (MH) types such as duplexes, fourplexes, cottage housing, multiplexes, and townhouses are critical to the solution.

Well-designed MH types achieve medium-density yields and provide high-quality, marketable options between the scales of detached houses and mid-rise apartments. They are designed to meet the specific needs of shifting demographics and new market demands and are a key component in neighborhoods offering diverse housing choices. They are called “missing” because very few of these housing types have been built since the early 1940s due to regulatory constraints, the shift to auto-dependent patterns of development, and the incentivization of single-unit homeownership by the federal government. Before the 1940s, they were a natural part of the housing mix, helping to provide housing choices to people at various stages in their life and income levels. Communities and organizations, including AARP, are realizing that MH is important in helping neighborhoods thrive while providing housing choices as people age and stay in their neighborhoods.



Features of MH

Lower perceived densities

Although MH building types typically range in density from about ten dwelling units per acre (unit per acre) to up to 50 or 60 units per acre, they present as low-density because of their compatibility with single-unit buildings. Because density is an unpredictable factor (see the images to the right), it is important not to get distracted by density numbers when thinking about MH. Due to the small footprint of MH types and the fact that they are usually mixed with a variety of building types, even on an individual block, their perceived density is usually moderate—they do not look like dense buildings.

Small footprint, blended densities

A common characteristic of these housing types is their small-to-medium-sized building footprints. The largest Middle Housing type has a typical main body width of about 40 to 60 feet with wings up to a maximum of 75 feet. These sizes are comparable to a large estate house. This makes these types ideal for urban infill, even in older neighborhoods originally developed as single-unit but could be designated to allow moderate intensities.

Smaller, well-designed units

The starting point for Middle Housing is smaller-unit sizes (500 to 1,000 square feet). The challenge is to create small spaces that are well-designed, comfortable, and usable. As an added benefit, smaller-unit sizes can help developers keep their costs down, improving the proforma performance of a project while keeping the housing available to a larger group of buyers or renters at a lower price point.

Regulating density is an imperfect approach of regulating physical character.

The examples below have the same density but different footprints and scale.



49 units, 30 unit per acre
Block scale Building 175' x 165', 3 Stories
Image credit: Tony Perez



5 units, 29 unit per acre
House scale Building 40' x 65', 2 Stories
Image credit: Tony Perez

The simple forms, smaller size, and compatibility with Type V construction help maximize affordability and investment returns and are consistent with the construction strategies familiar to most residential homebuilders, as shown in this under-construction MMH project in Papillion, Nebraska.

Images belongs to from Opticos Design.



Efficient site planning & less off-street parking

Large parking areas can make Middle Housing inefficient and infeasible. If large parking areas are provided or required, these buildings become inefficient from a development potential or yield standpoint. Less parking should be required when within short walking distance of services, food, or transit. A good example of this is newly constructed mansion apartments in the new East Beach neighborhood in Norfolk, VA. To enable these lower off-street parking requirements, on-street parking is required to be available adjacent to the units. Housing design that forces too much on-site parking also compromises the occupants' experience of entering the building or "coming home".

Simple construction

Because of their simple forms, smaller size, low-rise, Middle Housing building types are primarily house-scale and use simple construction techniques. They inherently have a lower construction cost and can result in more affordable units.

Creating community

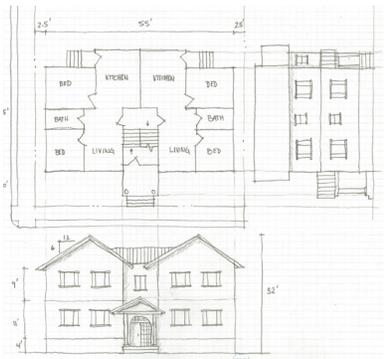
Middle Housing creates community by integrating shared community spaces within the types, as is the case for courtyard buildings or cottage housing, or simply from their proximity to the community within a building and/or the neighborhood. This is an important aspect, particularly within the growing market of single-person households (nearly 30 percent of all households nationally) that want to be part of a community. This has been especially true for single women, who have proven to be a strong market for these MH types, particularly cottage housing.

Marketability

A final critical characteristic is that these housing types are very close in scale to detached houses. For example, in these types, you enter through a front porch facing the street instead of walking down a long corridor or anonymous stairway to get to your unit. This makes the mental shift for potential buyers and renters much less drastic than living in a large apartment building. This, combined with the fact that many baby boomers likely grew up in or near similar housing types in urban areas or had relatives that did, enables them to relate to these housing types easily.

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2.2 What Is A Middle Housing Building Type?



MH walking tour (top) and example documentation of a MH type observed during the tour (bottom).

Images are from Opticos Design.

Why Building Types Are Important for MH

For Middle Housing (MH) types to fit within the physical form of residential neighborhoods, it is essential to understand the elements of building form and design that promote a house-scale look and feel. Building types provide a way to establish a common vocabulary that promotes house-scale building design. Providing this high degree of specificity makes it possible to promote more predictable outcomes in terms of what gets built. Higher degrees of predictability make it easier for the community to support new development projects since clear expectations in terms of building form can be set at the beginning of the development project.

Why Building Types Matter

Buildings can be categorized into types according to their physical form. Detached houses, duplexes, townhouses, and courtyard buildings are all examples of housing types. Physical form - the shape and size of a building and its placement on a lot - is an important consideration when thinking about whole buildings to allow. Knowing the variety of types and physical forms of MH enables a city to sensitively integrate the appropriate building types into different physical environments in a way that typical density, height, and lot coverage standards cannot.

Q CLOSER LOOK

How to Identify MH Building Types in Your Community

Taking an inventory of existing Middle Housing types is the first step in creating building type standards. Many MH types can be non-conforming with existing zoning or have been converted into other uses, such as detached houses or offices. So, it is important to do on-the-ground research to ensure existing examples are noticed.

Mailboxes, electrical and gas meters, and window type/composition on the facade can indicate an MH type. Existing MH types can provide guidance for calibrating

zoning standards. Measuring lot dimensions, building footprints, frontage details, parking configurations, building height, location of units within the buildings, and location of building and/or unit entrances can help to define the unique characteristics of MH types in Puget Sound. Photo documentation also helps to inform standards and provide examples of intended building form and character that can inform new development and infill development.

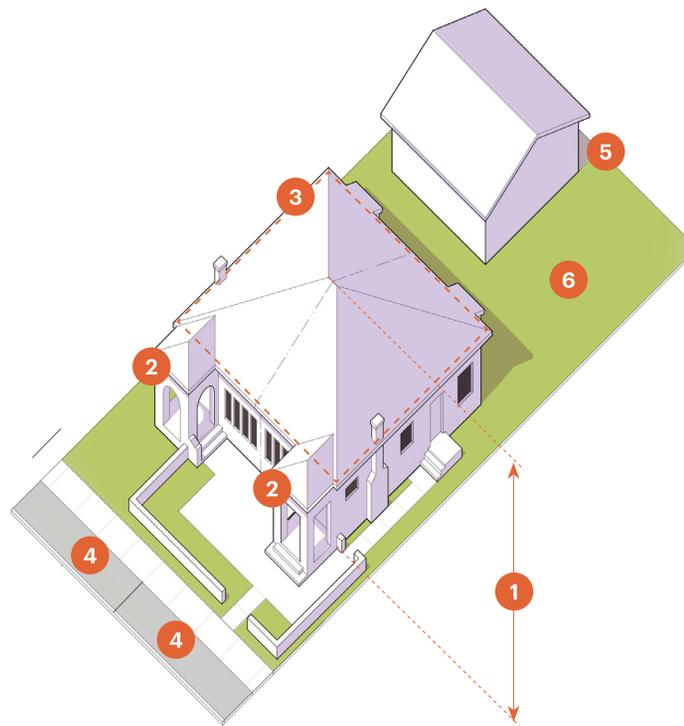
Characteristics of Middle Housing Building Types¹

Middle Housing is not a new type of building. It is a range of house-scale building types found in cities and towns across the country. These types were a fundamental part of pre-1940s neighborhoods, and many examples exist in Puget Sound's more historic neighborhoods.

MH types can share the following characteristics:

- **Height.** Two to two and a half stories maximum (third story in certain environments). Large MH should be applied in the more dense neighborhoods after considering form and scale impact carefully.
- **Multiple units per building.** Maximum of twenty units in largest MH type; typically 12 units or less per building.
- **Footprint.** Typical main body width of 40 to 60 feet along the street can be up to 75 feet overall when secondary wings are included.
- **Off-street parking.** MH types optimize available space on a lot for housing and shared open space, providing only the minimum parking required for that context, determined by access to amenities, services, or transit. Detached garage buildings can help to maintain house-scale for the primary building in neighborhoods with narrower houses.

- **On-site open space.** MH types require open space shared by the units, such as in the form of a rear yard, a wide side yard, or a courtyard.
- **Driveways.** If no alley is present, single-wide driveways are recommended to avoid building frontages dominated by parking.



Sources

¹Missing Middle Housing, *Thinking Big and Building Small to Respond to Today's Housing Crisis*, Dan Parolek, Island Press.

Important features to regulate

- 1 Max. Height; to Highest Eave & Overall²
- 2 Number of Units
- 3 Footprint/ Main Body Dimensions
- 4 On-street Parking
- 5 Driveways (if any)
- 6 On-site Open Space (optional)

²Some cities measure height to the mid point of the roof.

2.3 Middle Housing Building Types

Understanding Building Form

Middle Housing consists of House-Scale buildings. This broad category consists of three general groups of buildings: **Small, Medium, and Large**.

Small and Medium buildings are equal to or similar to the size of a typical house in height, building footprint, and overall form. These buildings typically have a maximum height of two and a half stories (two stories with occupied space in the attic). Small and Medium building types are:

- **Small:** Duplexes, Cottage Housing, Triplexes, and Fourplexes.
- **Medium:** Multiplex (five or more units), Courtyard buildings, and Townhouses (up to four units in a row).

Large buildings are slightly wider and longer than Small and Medium buildings. For example, Medium MH buildings are about 60 feet wide and/ or deep. Large MH buildings are about 80 feet wide or deep and often three stories in height with the potential for four stories. The Middle Housing Toolkit will provide tools for up to three stories. Cities can choose to allow four stories by modifying their standards or the standards in the Middle Housing Toolkit.

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The Palette of Middle Building Types



Duplex Side-by-Side
2 units



Duplex Stacked
2 units



Cottage Housing¹
3-10 units



Triplex/Fourplex
3-4 units



Multiplex Medium
5-10 units

| Vehicular Access | Front | Rear ² | Front | Rear ² | Front | Rear ² | Front | Rear ² | Front | Rear ² |
|--------------------------------------|---------------|-------------------|---------------|-------------------|-----------------|-------------------|---------------|-------------------|----------------|-------------------|
| Max. Height (# Stories) | 2.5 | | 2.5 | | 1.5 | | 2.5 | | 2.5 | |
| Recommended Lot Width (ft) | 50' - 55' | 45' | 45' - 50' | 45' | 110' - 115' | 105' | 50' - 60' | 45' | 70' - 75' | 65' |
| Recommended Lot Depth (ft) | 100' - 150' | 100' | 100' - 130' | 100' | 100' - 205' | 100' - 160' | 110' - 140' | 110' | 110' - 150' | 110' |
| Typical Lot Area (sf) | 5,000 - 8,250 | 4,500 | 4,500 - 6,500 | 4,500 | 11,000 - 23,575 | 10,500 - 16,800 | 5,500 - 8,400 | 4,950 | 7,700 - 11,250 | 7,150 |
| Resultant Density³ | | | | | | | | | | |
| Without ADU | 11 - 18 | 20 | 13 - 20 | 20 | 12 - 19 | 13 - 26 | 21 - 30 | 27 | 29 - 38 | 31 |
| With ADU | 15 - 27 | 30 | 20 - 30 | 30 | n/a | n/a | 26 - 31 | 36 | n/a | n/a |

¹Variation: Pocket Neighborhood. The lot for this variation is the size of most of a block or up to an entire block, and the shared court is much larger, or there are several shared courts.

²Assumption is five feet side setbacks and 12 feet setback if front-loaded driveway (street access).

³The density ranges for each type correspond to the lower number of units with its smaller lot dimensions, and the higher number of units with its larger lot dimensions.

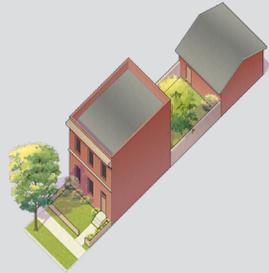
Middle Housing Palette

The palette of Middle Housing (MH) types above identifies the typical lot dimensions for each type. The minimum is what each type needs to provide a high-quality living environment for residents, and the maximum is the size beyond which a lot becomes too large to deliver the compact development compatible with low- and

moderate-intensity neighborhoods. However, these dimensions need to be adjusted to each community and its particular lot patterns.



Courtyard Medium
6-16 units



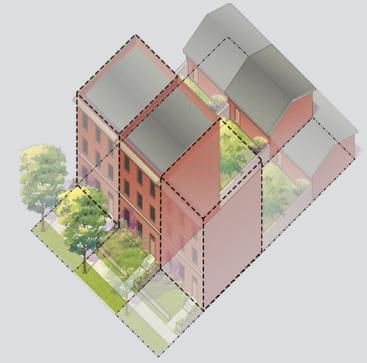
Townhouse Medium
1 unit each (up to 4 side-by-side)



MH Courtyard Large
20-28 units



Multiplex Large MH
7-18 units



Townhouse Large⁴ MH
1 unit

| Courtyard Medium | | Townhouse Medium | | MH Courtyard Large | | Multiplex Large MH | | Townhouse Large ⁴ MH | |
|------------------|-------------------|------------------|---------------|--------------------|-------------------|------------------------|------------------------|---------------------------------|---------------|
| Front | Rear ² | Front | Rear | Front | Rear ² | Front | Rear | Front | Rear |
| 2.5 ⁶ | | 2.5 | | 3 to 4 | | 3 to 4 | | 3 to 4 | |
| 100' - 125' | 95' | n/a | 18' - 25' | 70' - 105' | 65' | 110' - 120' | 105' | n/a | 18' - 25' |
| 110' - 150' | 110' | n/a | 100' | 115' - 135' | 115' | 150'/240' ⁵ | 150'/240' ⁵ | n/a | 100' |
| 11,000 - 18,750 | 10,450 | n/a | 1,800 - 2,500 | 8,050 - 14,175 | 7,475 | 16,500 - 28,800 | 15,750 - 25,200 | n/a | 1,800 - 2,500 |
| 24 - 37 | 25 | n/a | 17 - 25 | 39 - 55 | 41 | 42 - 53 | 48 - 55 | n/a | 17 - 25 |
| n/a | n/a | n/a | 33 - 50 | n/a | n/a | n/a | n/a | n/a | 33 - 50 |

⁴In this graphic it reflects one unit per Townhouse. However, option to design with one unit per floor, up to three units, depending on the context.

⁵150 feet reflects subterranean or podium parking. 240 feet reflects surface parking in rear.

⁶One third of the footprint can be up to three stories (Courtyard Medium).

The resultant density is the number that results from designing units that fit in each MH building type. This differs from density regulations that predetermine how many units are allowed without regard for what can fit well. Actual results could vary depending on front or rear vehicular access to parking.

2.4 Middle Housing Types in Central Puget Sound

The individual Middle Housing types are each described using local examples.

Note: The stated number of units allowed in each building type is adjustable according to each city's needs and objectives.

Small

Medium



Duplex Stacked 2 units

A small- to medium-sized up to two-and-a-half-story building that consists of two dwelling units stacked on top of each other, both of which face and are entered from the street.

Note: All images belong to Washington State Department of Commerce.

¹Accommodates fee simple ownership.



Duplex Side-by-Side¹ 2 units

A small- to medium-sized up to two-and-a-half-story building that consists of two dwelling units side-by-side, both of which face and are entered from the street.



Cottage Housing¹ 3-10 units

A group of small detached up to one-and-a-half-story buildings arranged to define a shared court that is open to the street. The shared court takes the place of a private rear yard.



Triplex/Fourplex 3-4 units

A medium-sized, two to two-and-a-half-story building with three or four units in various configurations. A typical Triplex layout has two units stacked on top of one. A Fourplex typically has two units on the ground floor and two above with a shared entry.



Multiplex Medium 5-10 units

A medium-sized up to two-and-a-half-story building of five to ten side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front and sometimes along one or both sides.

Currently, 42 percent of the region’s rental stock consists of Middle Housing. Ownership housing is dominated by detached housing (84 percent of all units). Only nine percent of the region’s ownership stock is Middle Housing. Building trends for middle-density housing are different for rentals than for ownership stock. Construction of Middle Housing for the rental market peaked during the 1980s and has been dropping off steadily since then. On the other hand, production of middle-density ownership housing increased steadily through the 2000s, then dropped off noticeably during the current decade.¹

Sources

1. *Regional Housing Needs Assessment, Puget Sound Regional Council, January 2022.*

Medium

Large



**Courtyard Medium¹
6-16 units**

A medium-sized two-and-a-half-story building containing six to sixteen dwellings arranged to share one or more common courtyards. The courtyard is open to and visible from the street and shared among units. In moderate-intensity neighborhoods, the rear portion of the building is often up to three stories.

**Townhouse Medium¹
1 unit**

A medium-sized, up to two and a half-story building of up to four attached dwellings. This type is typically located within low- and medium-intensity neighborhoods or in a location that transitions from a primarily detached housing neighborhood into a neighborhood’s main street.

**Multiplex Large¹
7-18 units**

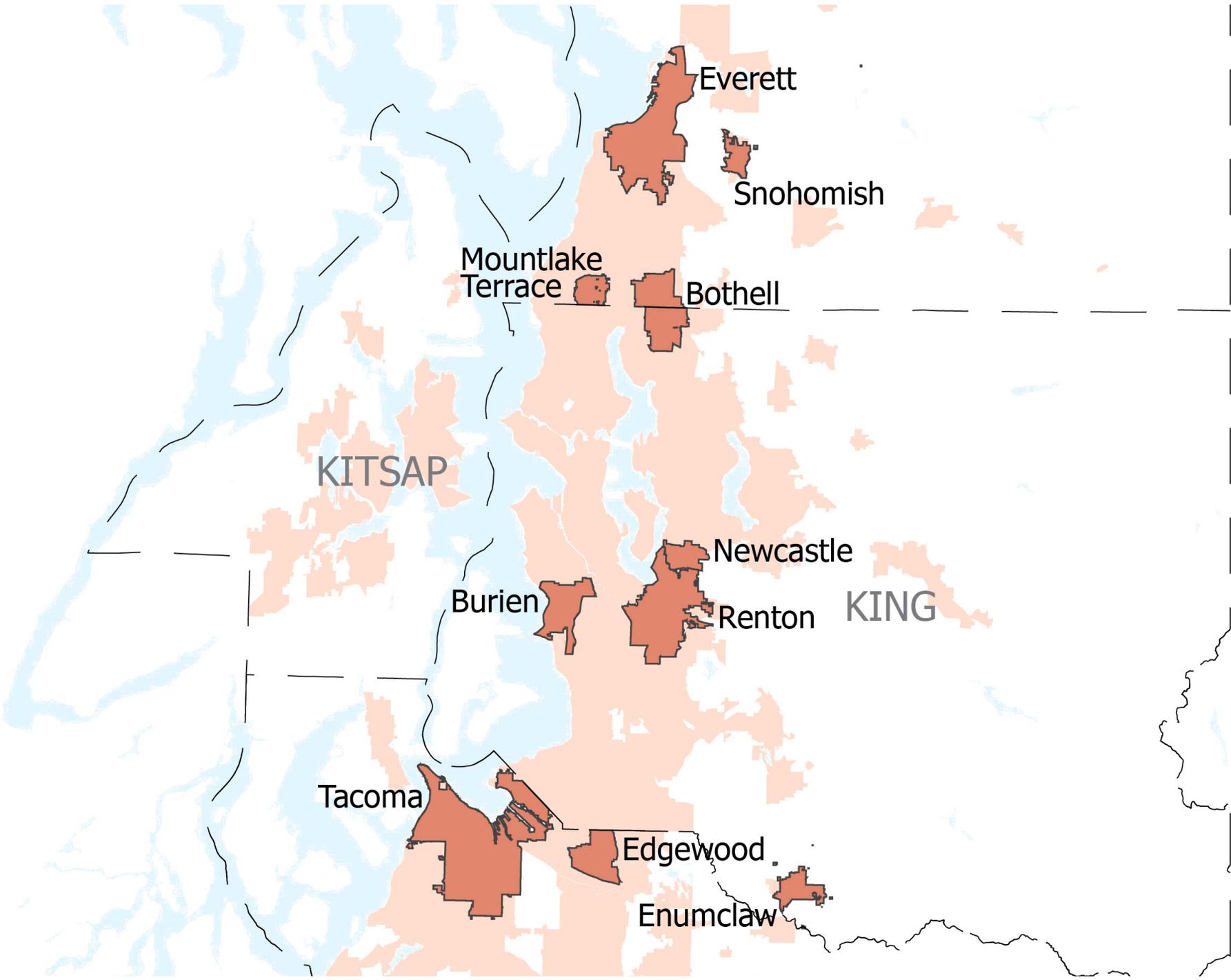
A large-sized three to four-story building of up to eighteen stacked dwelling units, typically with one shared entry or individual entries along the front and sometimes along one or both sides.

**Courtyard Large¹
20-28 units**

A large-sized, three to four-story building containing up to twenty-eight dwellings and arranged to share one or more common courtyards. The courtyard is sometimes visible from the street and is shared among units.

**Townhouse Large¹
1 unit**

A large-sized three to four-story building of attached units each with one to three flats, arranged side by side as long as a block. This type is typically located on residential portions of corridors within high-intensity neighborhoods or in locations that transition from a primarily detached housing neighborhood into a neighborhood’s main street.



Placetype Atlas

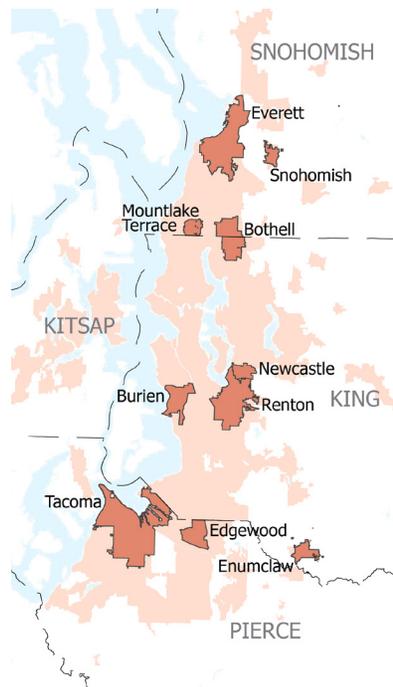
CHAPTER

3

In this chapter

| | |
|---|----|
| 3.1 Identifying Placetypes in Example Cities | 30 |
| 3.2 Large Cities | 35 |
| 3.3 Medium Cities | 55 |
| 3.4 Small Cities | 73 |

3.1 Identifying Placetypes in Example Cities



Example Cities in Puget Sound

- Urban Growth Boundary
- Example Cities

Placetype information

After examining the existing physical context of the Example Cities, nine Placetypes were identified. Each Placetype is presented in three different contexts; small, medium, and large cities, based on where they were found¹.

In general, Placetypes are identified on the basis of how their physical characteristics combine to form distinct development patterns across the city and region. The "ingredients" include:

- location and relation to other areas within the example city;
- existing urban form, a range of building scales, and building height;
- existing connectivity and transit;
- building size, scale, and form;
- future land use based on VISION 2050; and
- lot size and configuration.

¹The Placetypes illustrated in the next pages are not part of a regional center.

Placetypes in Puget Sound

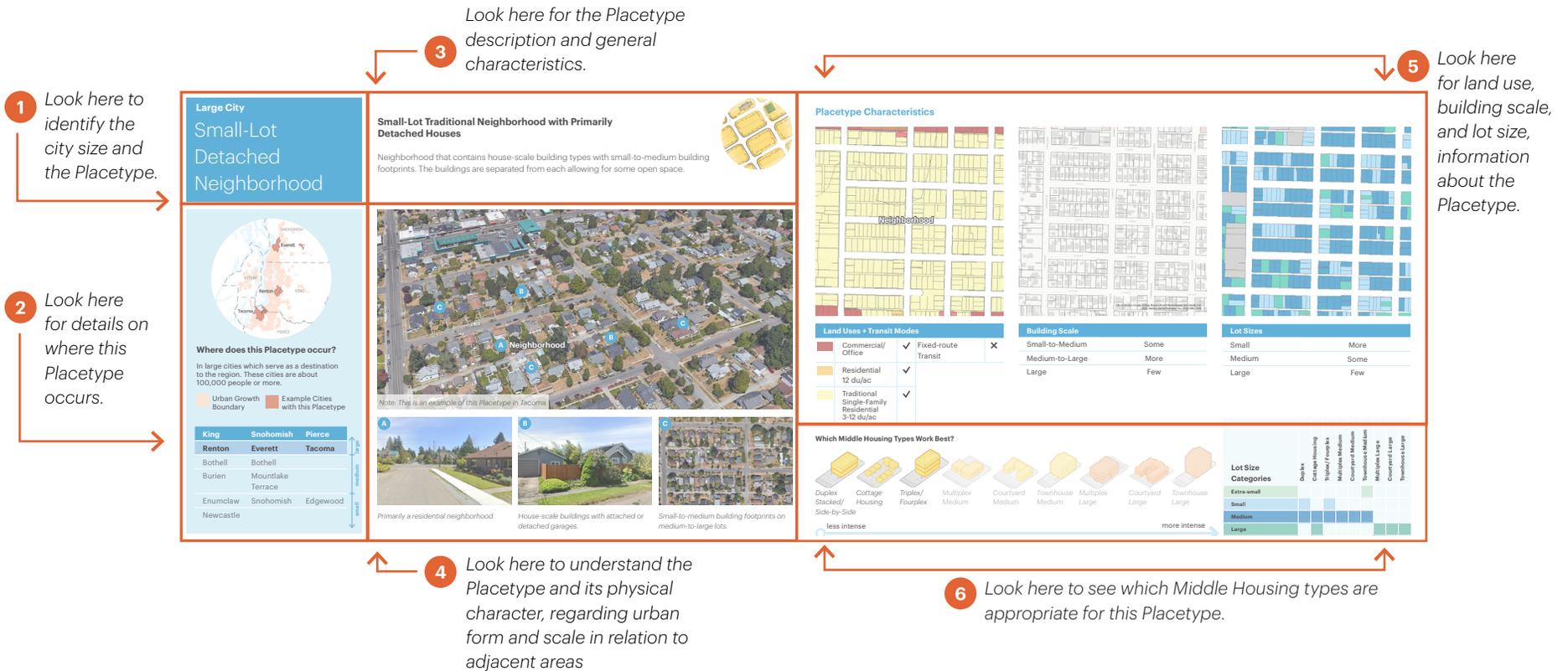
1. City Center-Adjacent Neighborhood
2. Main Street-Adjacent Neighborhood
3. Corridor-Adjacent Neighborhood
4. Neighborhood Node-Adjacent*
5. Mixed Neighborhood Small Footprint
6. Mixed Neighborhood Medium Footprint
7. Mixed Neighborhood Large Footprint
8. Small-Lot Detached Neighborhood
9. Large-Lot Detached Neighborhood

| Example Cities Organized per Size | | |
|-----------------------------------|-------------------|----------------|
| | City | County |
| Large | Renton | King |
| | Tacoma | Pierce |
| | Everett | Snohomish |
| Medium | Burien | King |
| | Bothell | Snohomish/King |
| | Mountlake Terrace | Snohomish |
| Small | Newcastle | King |
| | Enumclaw | King |
| | Edgewood | Pierce |
| | Snohomish | Snohomish |

*A Neighborhood Node is a single building or cluster of buildings, typically at or near a street intersection, that provides food, services, or shopping.

How The Placetype Pages Are Organized

The Placetypes found in the ten example cities are presented on the following pages. The diagram below illustrates how to use the two pages for each Placetype.



Large City
Small-Lot Detached Neighborhood

Small-Lot Traditional Neighborhood with Primarily Detached Houses

Neighborhood that contains house-scale building types with small-to-medium building footprints. The buildings are separated from each allowing for some open space.

Where does this Placetype occur?

In large cities which serve as a destination to the region. These cities are about 100,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

| | | |
|-----------|-------------------|----------|
| King | Snohomish | Pierce |
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

Placetype Characteristics

| Land Uses + Transit Modes | Fixed-route Transit | Building Scale | Lot Sizes |
|--|---------------------|-----------------|-----------|
| Commercial/Office | ✓ | Small-to-Medium | Small |
| Residential 12 du/ac | ✓ | Medium-to-Large | Medium |
| Traditional Single-Family Residential 3-12 du/ac | ✓ | Large | Large |

Which Middle Housing Types Work Best?

| Middle Housing Type | Lot Size Categories |
|---------------------|---------------------|
| Duplex | Small |
| Cottage | Small |
| Triplex/Fourplex | Small |
| Multiplex | Small |
| Courtyard | Small |
| Townhouse | Small |
| Multiplex | Medium |
| Courtyard | Medium |
| Townhouse | Medium |
| Multiplex | Large |
| Courtyard | Large |
| Townhouse | Large |

Placetype Atlas + Toolkit Framework — April 17, 2023

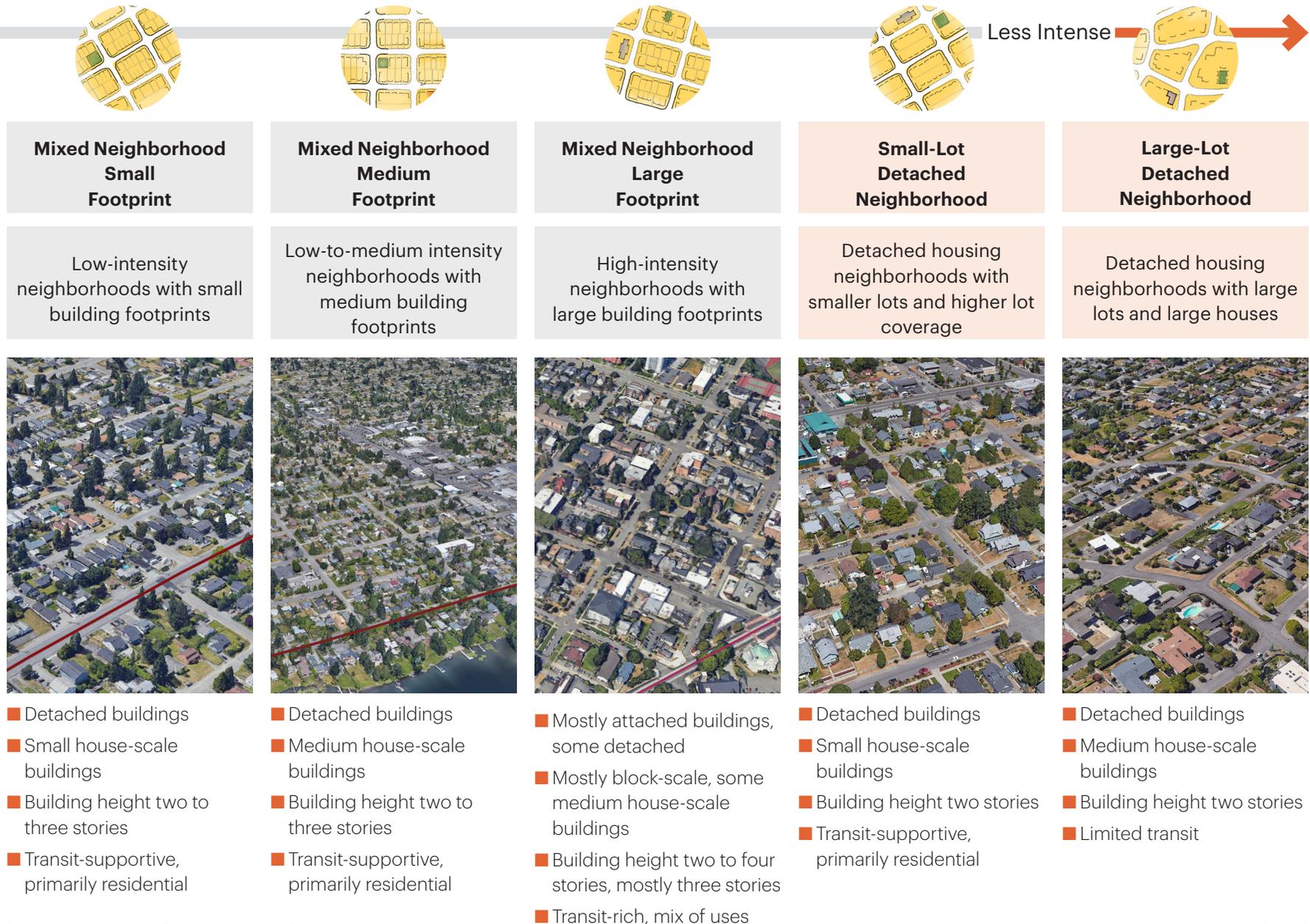
Middle Housing for Puget Sound

31

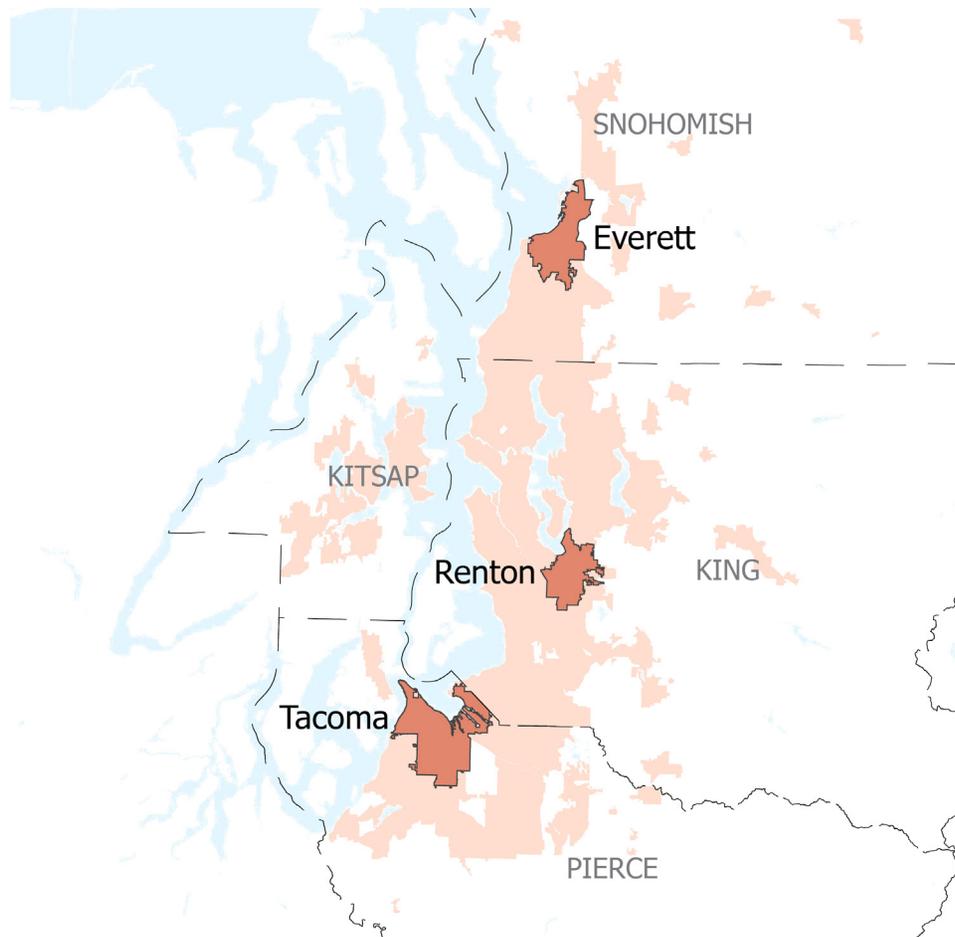
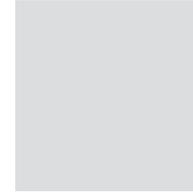
Placetypes. The following Placetypes were found in the ten example cities. The highlighted portion of the aerial photos is a city center, main street, corridor or neighborhood node. Other variations exist based on specific contexts:



Note: All images are from google.maps.



3.2 Large Cities

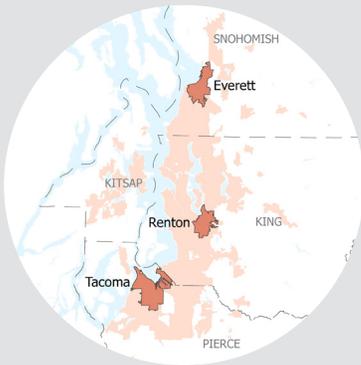


Placentypes in Example Large Cities (Renton, Tacoma, Everett)

- City Center-Adjacent Neighborhood
- Main Street-Adjacent Neighborhood
- Corridor-Adjacent Neighborhood
- Neighborhood Node-Adjacent
- Mixed Neighborhood Small Footprint
- Mixed Neighborhood Medium Footprint
- Mixed Neighborhood Large Footprint
- Small-Lot Detached Neighborhood
- Large-Lot Detached Neighborhood

Large City

City Center-Adjacent Neighborhood



Where does this Placetype occur?

In large cities which serve as a destination to the region. These cities are about 100,000 people or more.

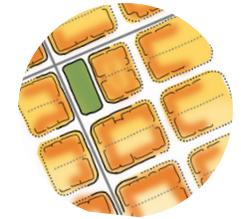
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

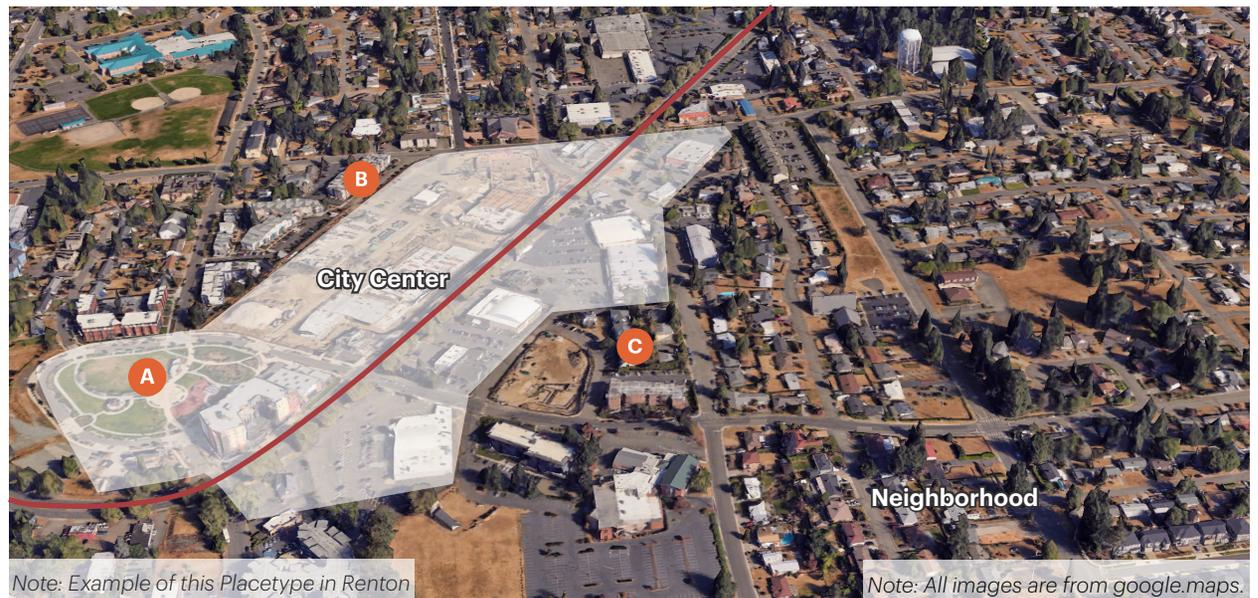
large
medium
small

Residential Neighborhood Adjacent to a City Center*

A neighborhood adjacent to an intensely urban, highly walkable city center anchored by high-capacity transit with a mix of building forms, including mid-rise and occasional high-rise buildings. It comprises attached and detached house-scale and block-scale buildings up to four stories on small, medium, or large lots.



* See pages 100 - 103 on how to apply Large MH in transition areas.



A walkable environment anchored by pedestrian and bike infrastructure.

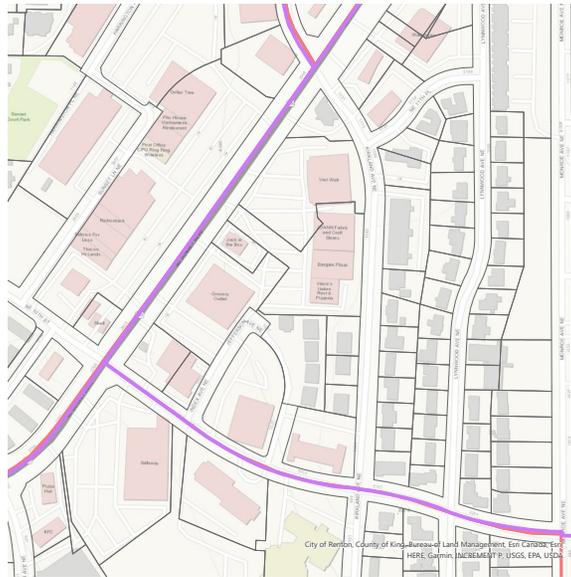
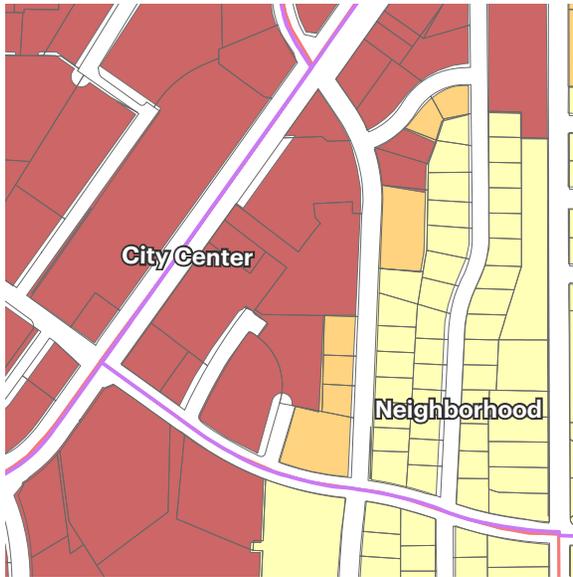


Multifamily building types (townhouses) occur in the neighborhood.



Variety of building heights and building scales transitioning to the city center.

Placetype Characteristics

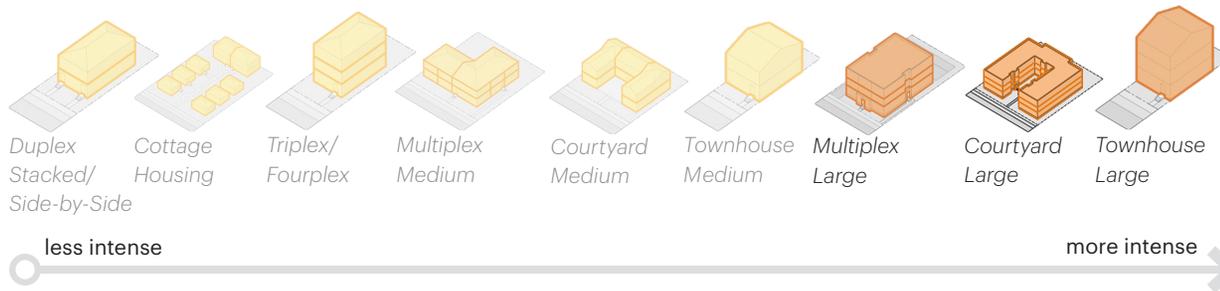


| Land Uses & Transit Modes | | | | | |
|---------------------------|----------------------|---|--|--|---|
| | Commercial/Office | ✓ | | Traditional Single-Family Residential 3-12 du/ac | ✓ |
| | Residential 12 du/ac | ✓ | | Fixed-route Transit | ✓ |

| Building Footprint / Scale | |
|----------------------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

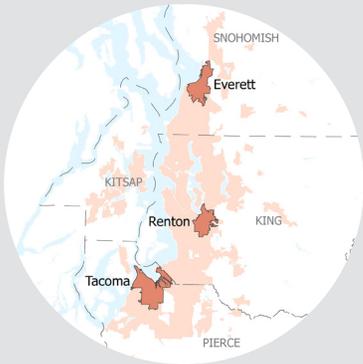
| Lot Sizes | |
|--------------------|------|
| Small/ Extra Small | n/a |
| Medium | Some |
| Large | More |

Which Middle Housing Types Work Best here?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Large City Main Street- Adjacent Neighborhood



Where does this Placetype occur?

In large cities which serve as a destination to the region. These cities are about 100,000 people or more.

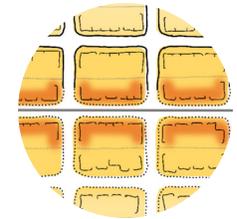
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
medium
small

Residential Neighborhood Adjacent to a Main Street*

A neighborhood adjacent to an urban, highly walkable main street anchored by transit, with a mix of building forms. This neighborhood comprises house-scale and block-scale buildings up to three stories on small, medium, or large lots.



* See pages 100 - 103 on how to apply Large MH in transition areas.



Adjacent to a walkable main street anchored by a mix of uses and/or transit.

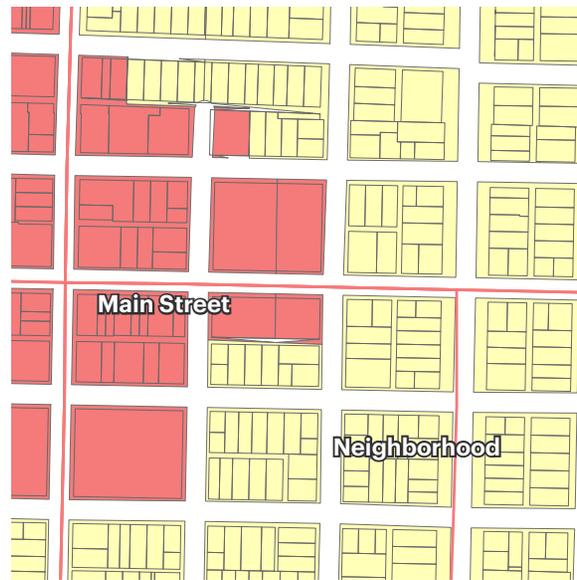


Block-scale buildings occur on lots along or close to the corridor.



Variety of building types and scales. Multifamily buildings often occur in the neighborhood.

Placetype Characteristics

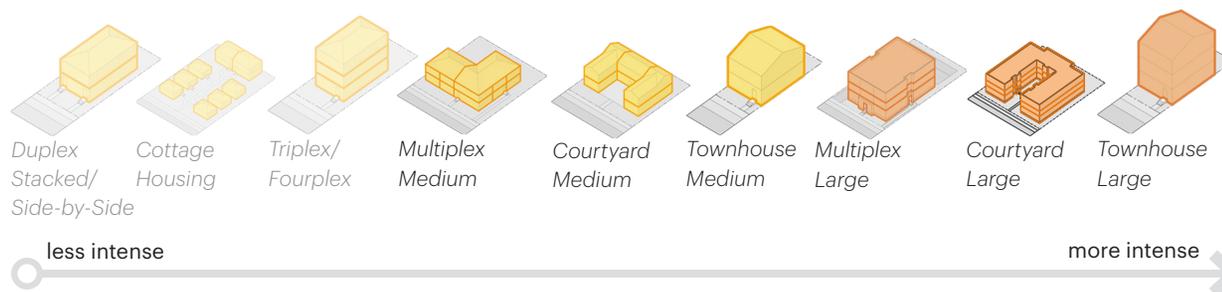


| Land Uses & Transit Modes | | | |
|---------------------------|---|---|-----------------------|
| | Mixed Use | ✓ | Fixed-route Transit ✓ |
| | Traditional Single-Family Residential 3-12 du/ac | ✓ | |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | Few |
| Medium-to-Large | More |
| Large | Some |

| Lot Sizes | |
|-----------|------|
| Small | Few |
| Medium | More |
| Large | Some |

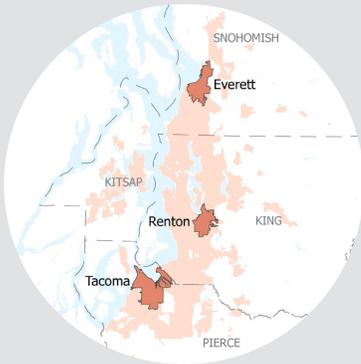
Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Large City

Corridor-Adjacent Neighborhood



Where does this Placetype occur?

In large cities which serve as a destination to the region. These cities are about 100,000 people or more.

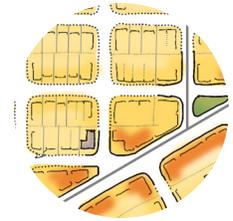
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

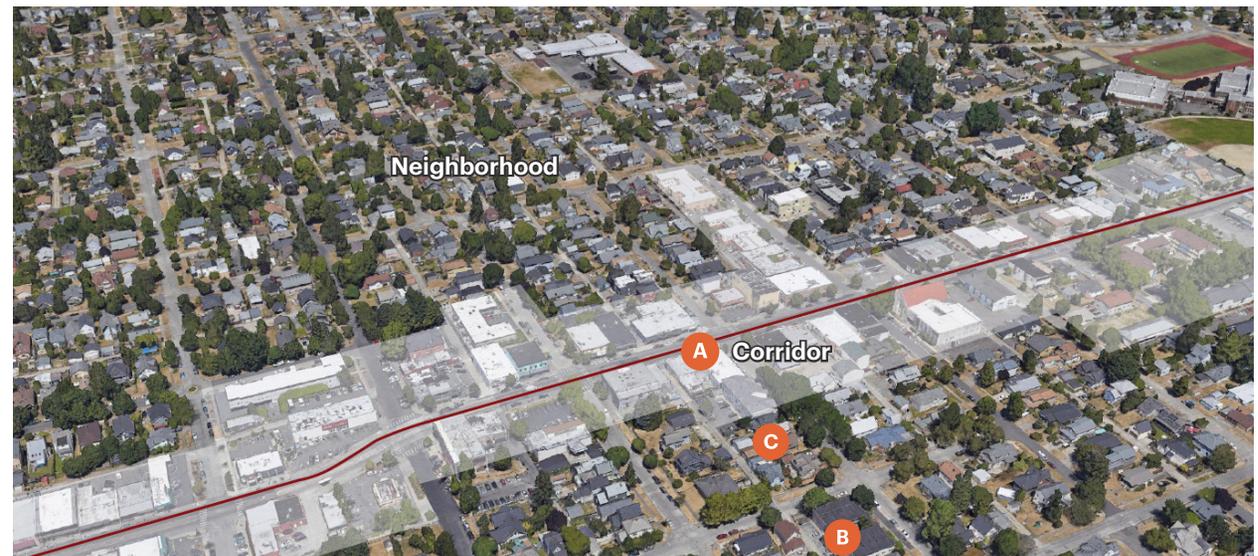
large
medium
small

Residential Neighborhood Adjacent to a Major Corridor*

A neighborhood along an urban, walkable corridor of two or more blocks of attached and detached block-scale buildings with a non-residential ground floor that might be anchored by transit, with a mix of building forms. This neighborhood comprises house-scale and block-scale buildings up to four stories on small, medium, or large lots.



* See pages 100 - 103 on how to apply Large MH in transition areas.



Note: Example of this Placetype in Tacoma

Note: All images are from google.maps.



Adjacent to a walkable main street anchored by a mix of uses and/or transit.

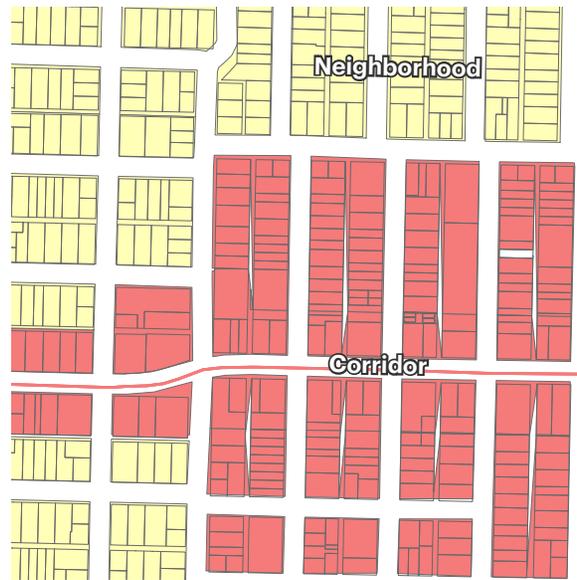


Multifamily house-scale building types (stacked duplex) often occur in the neighborhood.



Variety of building types and scales. The building setbacks are smaller on the parcels adjacent to the main street.

Placetype Characteristics



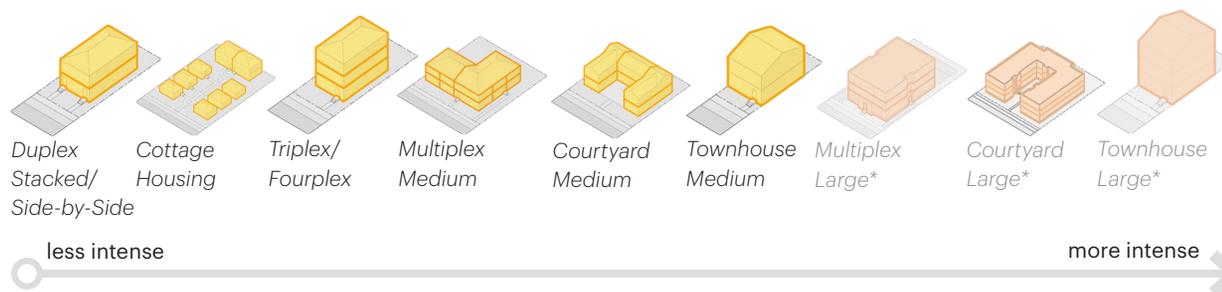
| Land Uses & Transit Modes | | | |
|---------------------------------------|---|---|--|
| ■ | Mixed Use | ✓ | — Fixed-route Transit |
| ■ | Traditional Single-Family Residential 3-12 du/ac | ✓ | |

| Building Footprint / Scale | |
|----------------------------|------|
| Small-to-Medium | Some |
| Medium-to-Large | More |
| Large | Few |

| Lot Sizes | |
|-----------|------|
| Small | More |
| Medium | Some |
| Large | Few |

Which Middle Housing Types Work Best?

* Large MH to be considered on parcels along the corridor.



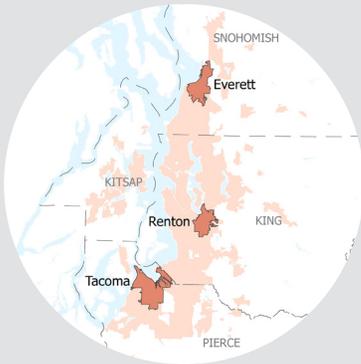
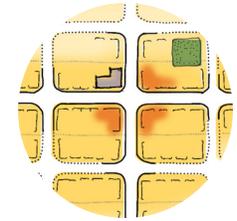
| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Large City

Neighborhood Node-Adjacent

Residential Neighborhood Adjacent to a Neighborhood Node

A neighborhood adjacent to one or a few neighborhood-oriented businesses, sometimes located within small strip-style shopping centers. This neighborhood comprises house-scale buildings up to three stories on small or medium lots.



Where does this Placetype occur?

In large cities which serve as a destination to the region. These cities are about 100,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
 medium
 small



Within walking distance of a small group of neighborhood-oriented businesses.

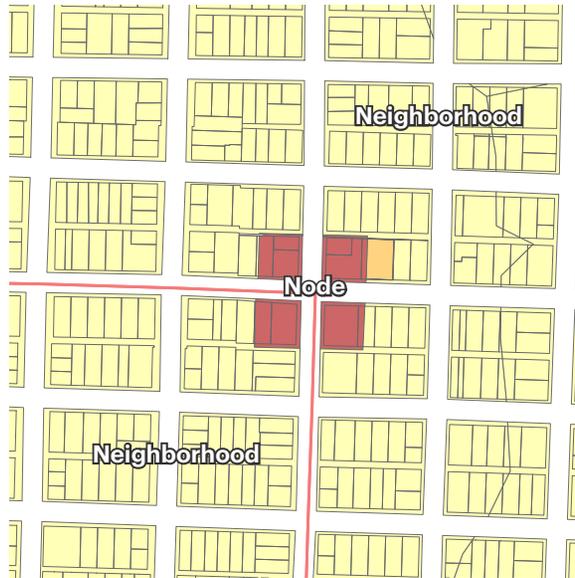


Multifamily house-scale building types (such as courtyard medium) often occur in the neighborhood.



Variety of building types and scales. The lot size width increases on the parcels adjacent to the active corner.

Placetype Characteristics

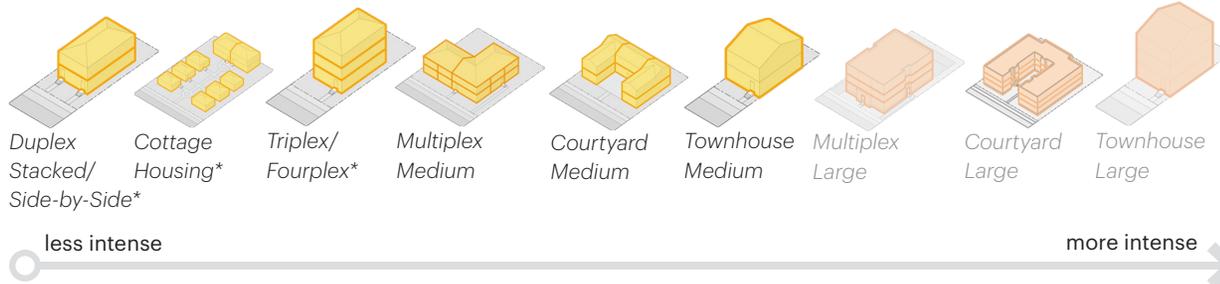


| Land Uses & Transit Modes | | | | | |
|---------------------------|--|---|--|---------------------|---|
| | Commercial/Office | ✓ | | Fixed-route Transit | ✓ |
| | Residential 12 du/ac | ✓ | | | |
| | Traditional Single-Family Residential 3-12 du/ac | ✓ | | | |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

| Lot Sizes | |
|-----------|------|
| Small | More |
| Medium | Some |
| Large | Few |

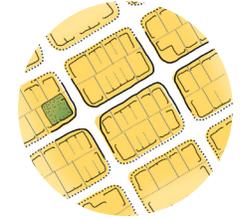
Which Middle Housing Types Work Best?



* Depending on the intensity of the node.

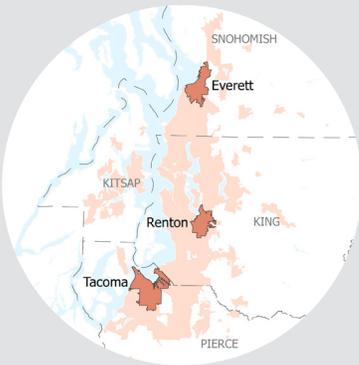
| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Large City
Mixed
Neighborhood
Small Footprint



Neighborhood with Primarily Small Building Footprints

A neighborhood with a mix of house-scale building types of primarily small-to-medium footprints. The buildings are close to each other, creating a compact feel. This neighborhood might be near a mixed-use corridor and/or city center.



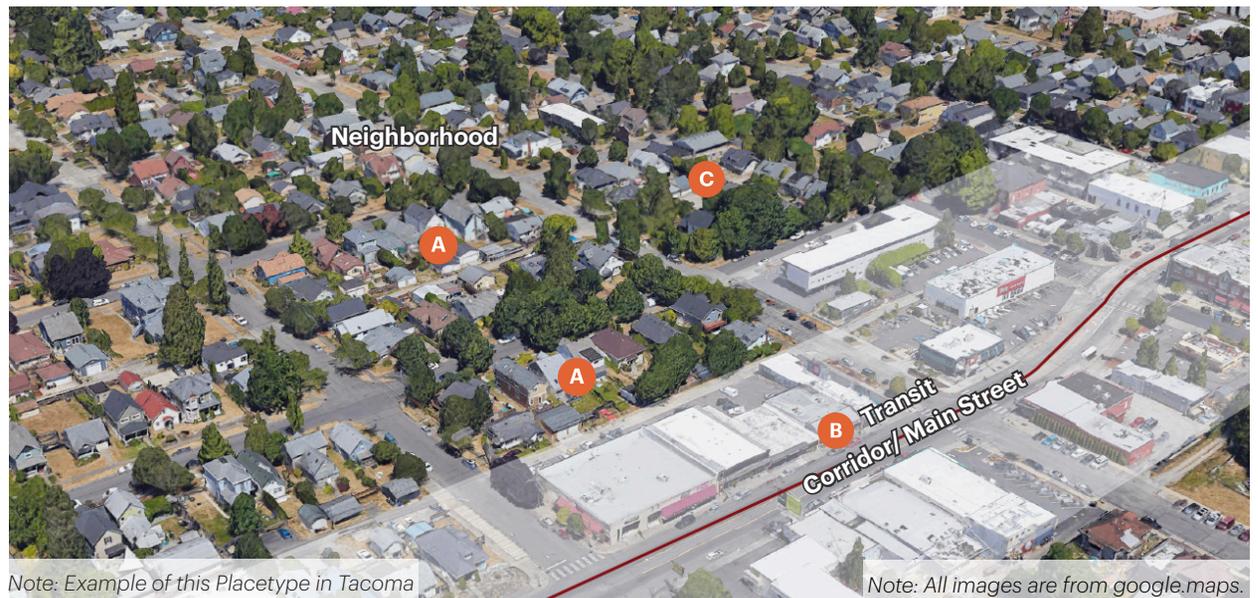
Where does this Placetype occur?

In large cities which serve as a destination to the region. These cities are about 100,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
 medium
 small



Note: Example of this Placetype in Tacoma

Note: All images are from google.maps.



House-scale buildings with small side setbacks.

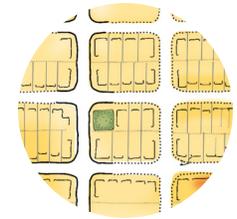


Within walking distance of a main street or an active city center.



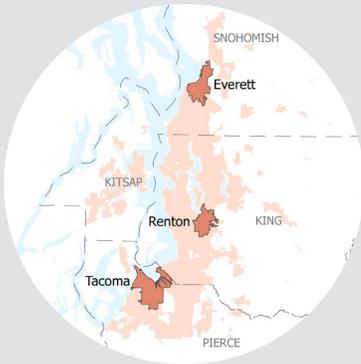
Small blocks with mid-block alleys.

Large City
Mixed
Neighborhood
Medium Footprint



Neighborhood with Primarily Medium Building Footprints

A neighborhood with a mix of house-scale types of primarily small and medium building footprints. The buildings are detached, allowing for some open space. This neighborhood is found in historic neighborhoods.

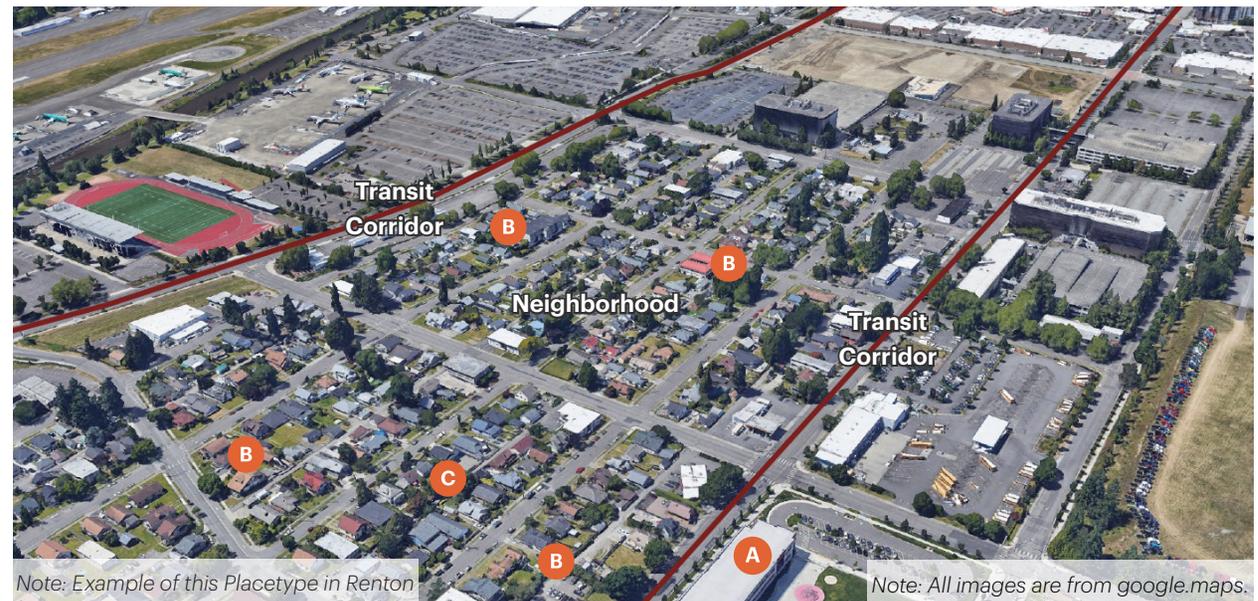


Where does this Placetype occur?

In large cities which serve as a destination to the region. These cities are about 100,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |



Note: Example of this Placetype in Renton

Note: All images are from google.maps.



Within walking distance of a school or community amenity.

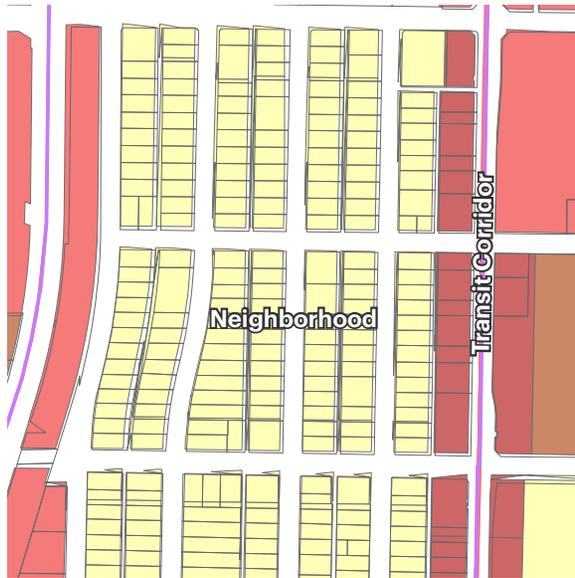


Multifamily house-scale building types (such as side-by-side duplex) usually occur on larger lots in the neighborhood.



Primarily a residential neighborhood with medium-sized building footprints on small-to-medium lots.

Placetype Characteristics



| Land Uses & Transit Modes | | | | | |
|---------------------------|---|---|--|---------------------|---|
| | Mixed Use | ✓ | | Light Industrial | ✓ |
| | Commercial/Office | ✓ | | Fixed-route Transit | ✓ |
| | Traditional Single-Family Residential 3-12 du/ac | ✓ | | | |

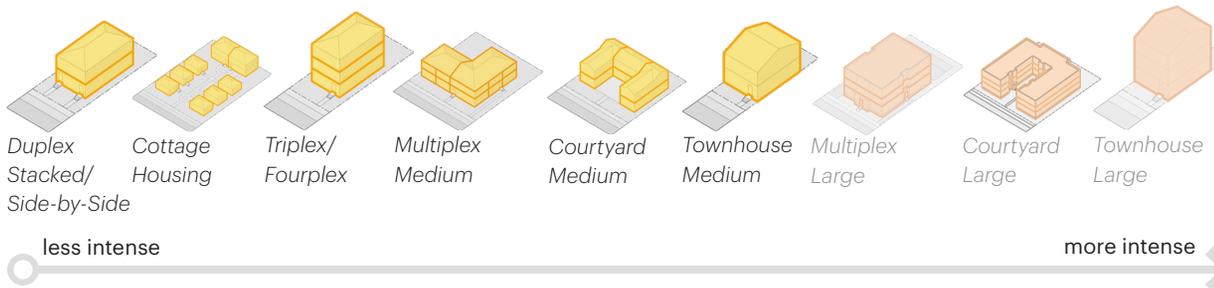


| Building Scale | |
|-----------------|------|
| Small-to-Medium | Some |
| Medium-to-Large | More |
| Large | Few |



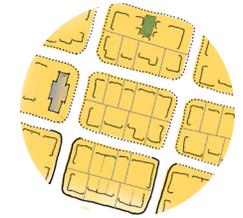
| Lot Sizes | |
|-----------|------|
| Small | More |
| Medium | Some |
| Large | Few |

Which Middle Housing Types Work Best?



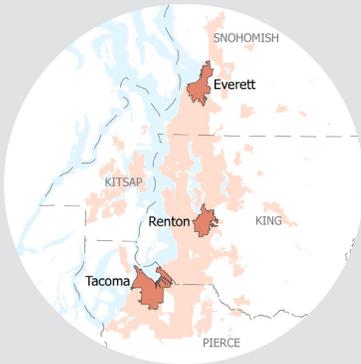
| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Large City Mixed Neighborhood Large Footprint



Neighborhood with Primarily Large Building Footprints

A neighborhood with a mix of house-scale and block-scale building types of primarily large building footprints. The buildings are either close to each other or detached. This neighborhood is found in multifamily traditional and newer multifamily neighborhoods.



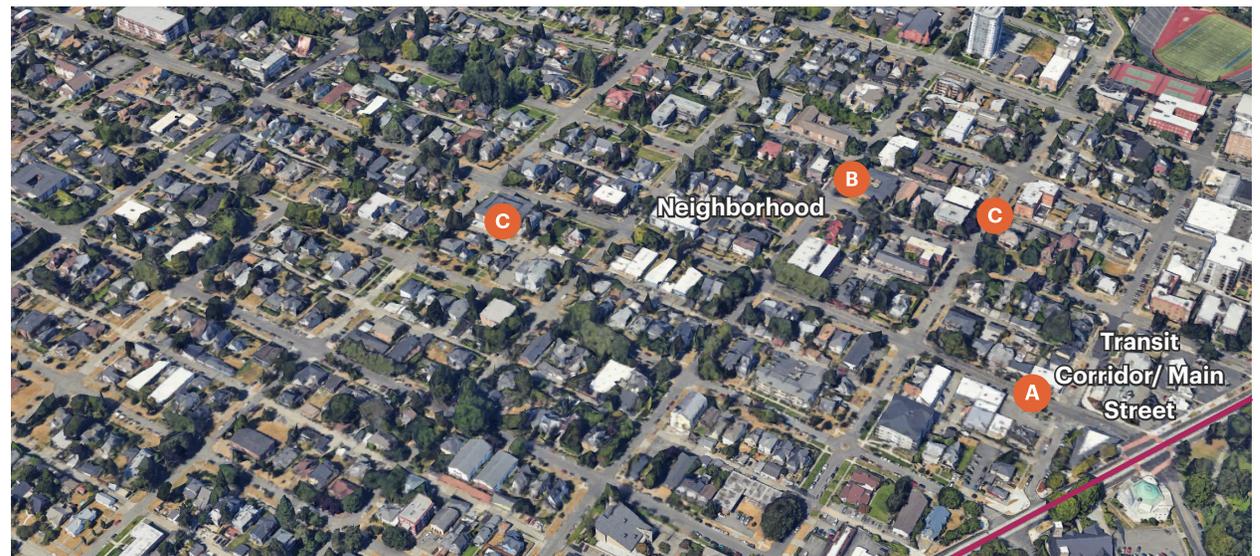
Where does this Placetype occur?

In large cities which serve as a destination to the region. These cities are about 100,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
 medium
 small



Note: Example of this Placetype in Tacoma

Note: All images are from google.maps.



A walkable environment anchored by pedestrian and bike infrastructure.

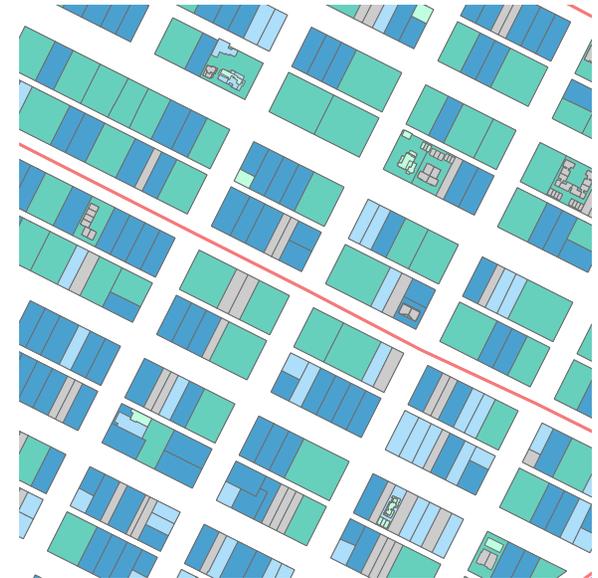


Courtyard Medium building in a setting of mostly Large house-scale buildings.



Primarily a residential neighborhood with a variety of building types and scales.

Placetype Characteristics

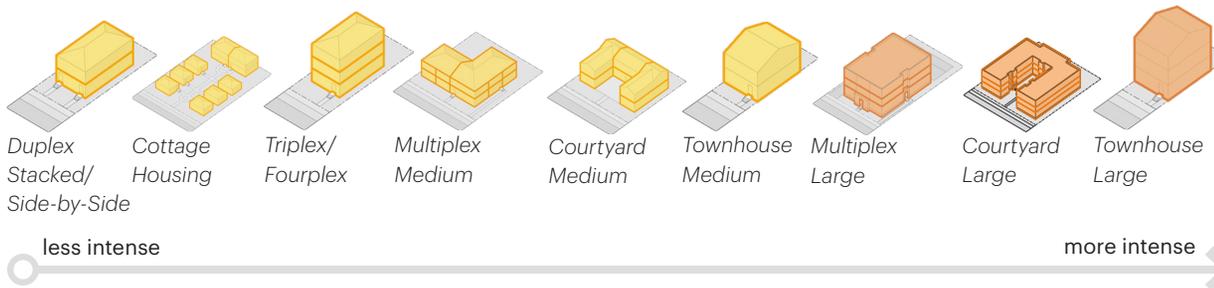


| Land Uses & Transit Modes | | | | | |
|---------------------------|---|---|--|------------------------|---|
| | Mixed Use | ✓ | | Commercial/ Office | ✓ |
| | Residential 12 du/ac | ✓ | | Fixed-route Transit | ✓ |
| | Traditional Single-Family Residential 3-12 du/ac | ✓ | | | |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | Few |
| Medium-to-Large | Some |
| Large | More |

| Lot Sizes | |
|-----------|------|
| Small | Few |
| Medium | Some |
| Large | More |

Which Middle Housing Types Work Best?

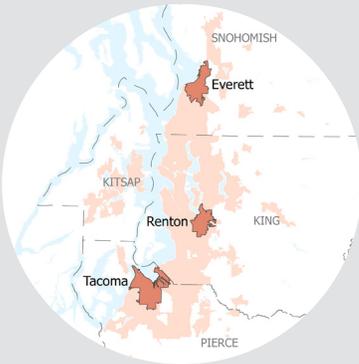


| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Large City Small-Lot Detached Neighborhood

Small-Lot Traditional Neighborhood with Primarily Detached Houses

A neighborhood that contains house-scale building types with small-to-medium building footprints. The buildings are detached, allowing for some open space.



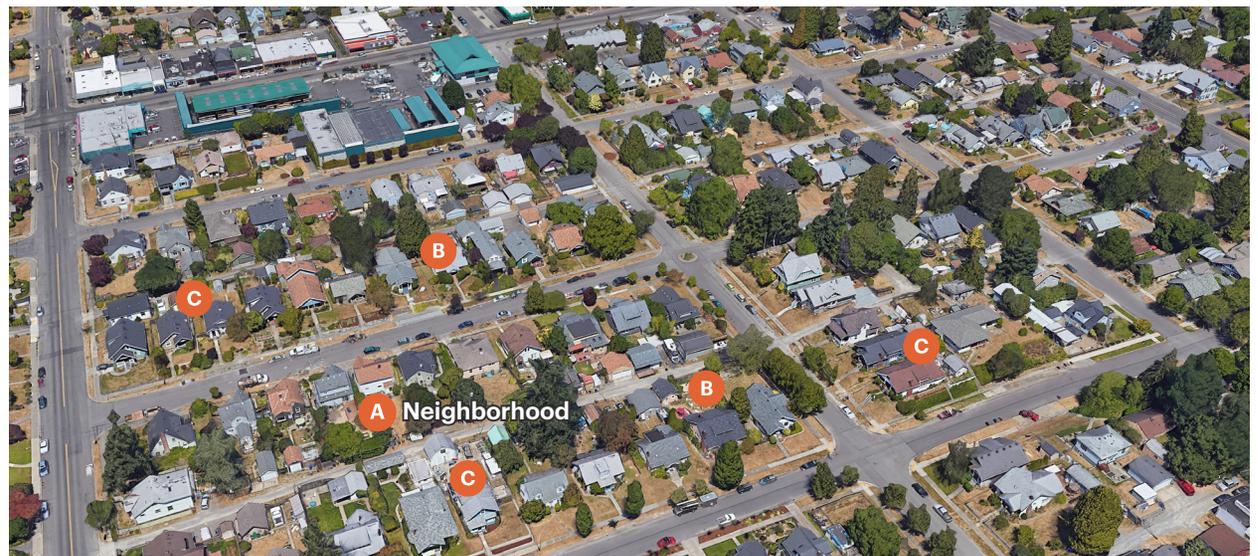
Where does this Placetype occur?

In large cities which serve as a destination to the region. These cities are about 100,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
 medium
 small



Note: Example of this Placetype in Tacoma

Note: All images are from google.maps.



Primarily a residential neighborhood.



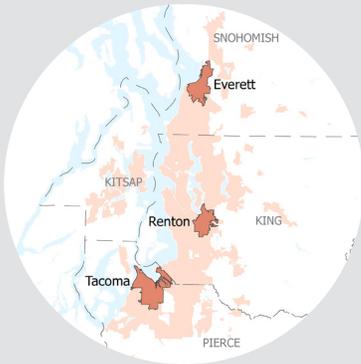
House-scale buildings with attached or detached garages.



Small-to-medium building footprints on medium-to-large lots.

Large City

Large-Lot Detached Neighborhood



Where does this Placetype occur?

In large cities which serve as a destination to the region. These cities are about 100,000 people or more.

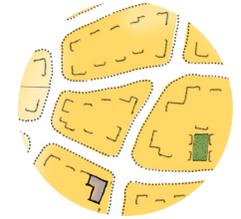
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
medium
small

Large-Lot Neighborhood with Primarily Detached Large Houses

A neighborhood that contains house-scale building types with medium and large building footprints. The buildings are detached, allowing for some open space.



Note: Example of this Placetype in Tacoma

Note: All images are from google.maps.



Primarily a residential neighborhood with steeply sloped lots.

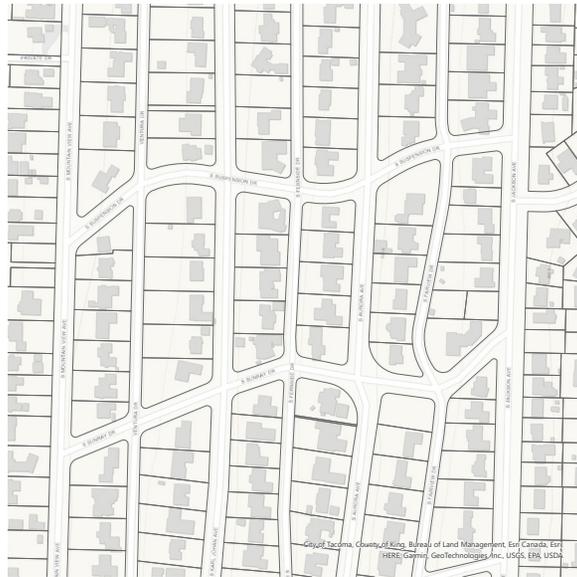
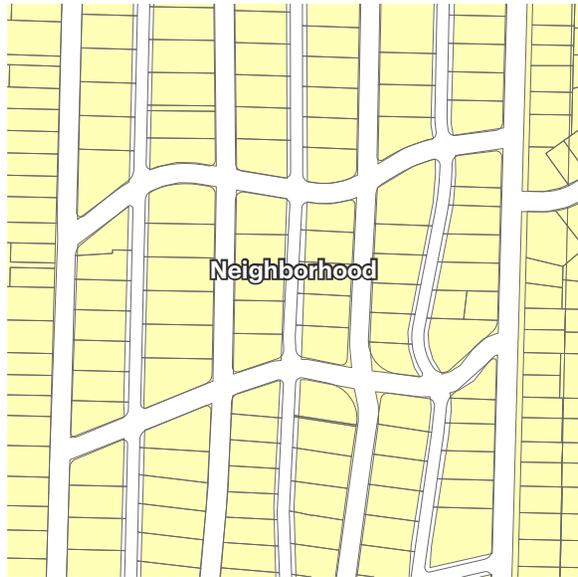


Community amenities within short walking distance.



Primarily medium-to-large building footprints on medium-to-large lots.

Placetype Characteristics

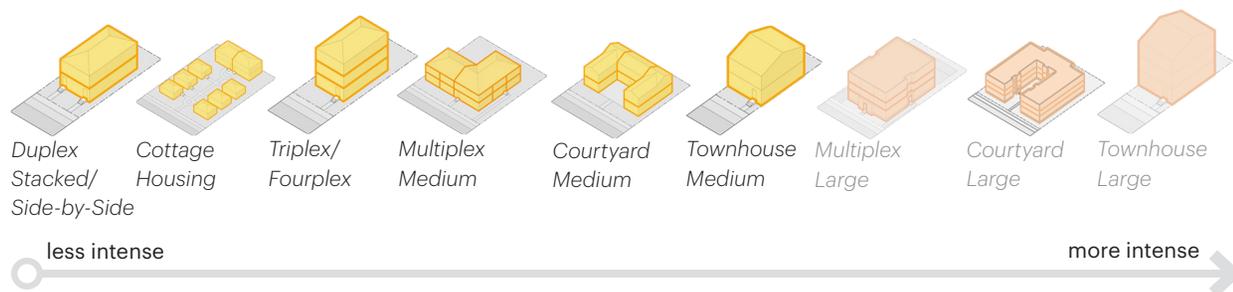


| Land Uses & Transit Modes | | | |
|---|---|-----------------------|---|
|  | Traditional Single-Family Residential 3-12 du/ac | ✓ Fixed-route Transit | ✗ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | Few |
| Medium-to-Large | Some |
| Large | More |

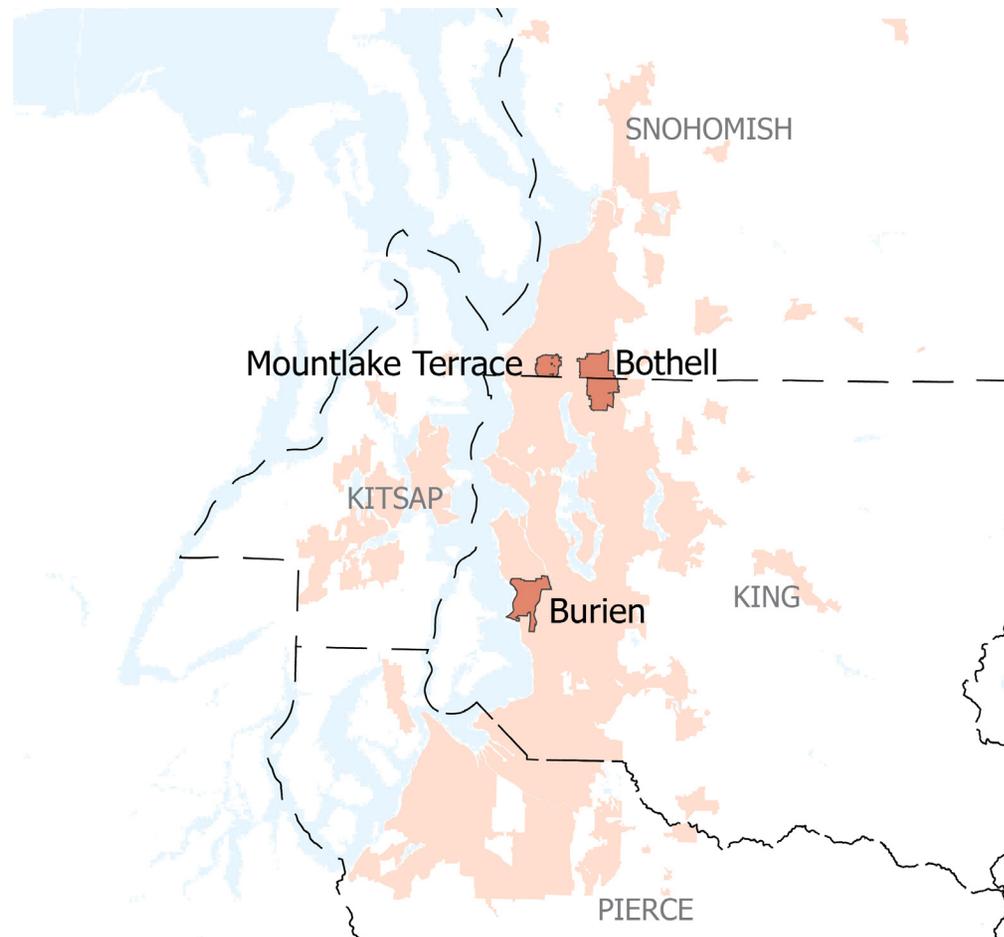
| Lot Sizes | |
|-----------|------|
| Small | n/a |
| Medium | Some |
| Large | More |

Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

3.3 Medium Cities

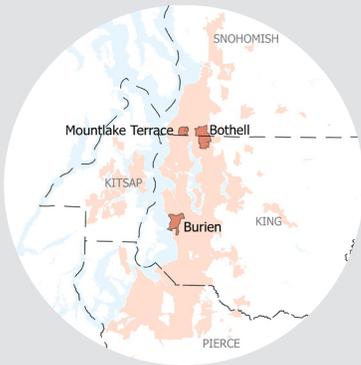


Placentypes in Example Medium Cities (Burien, Bothell, Mountlake Terrace)

- Main Street-Adjacent Neighborhood
- Corridor-Adjacent Neighborhood
- Neighborhood Node-Adjacent
- Mixed Neighborhood Small Footprint
- Mixed Neighborhood Medium Footprint
- Mixed Neighborhood Large Footprint
- Small-Lot Detached Neighborhood
- Large-Lot Detached Neighborhood

Medium City

Main Street-Adjacent Neighborhood



Where does this Placetype occur?

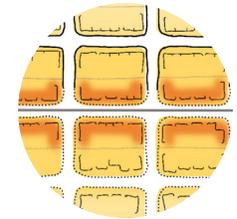
In medium sized cities with a population of 50,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

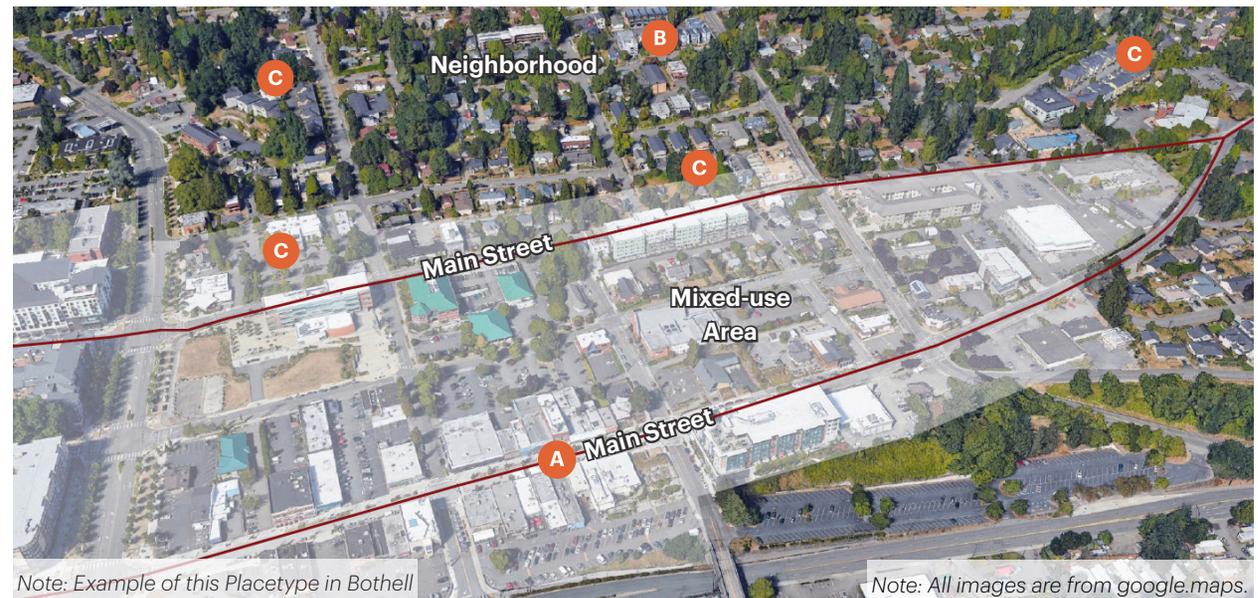
| King | Snohomish | Pierce | |
|----------------|--------------------------|----------|--------|
| Renton | Everett | Tacoma | large |
| Bothell | Bothell | | |
| Burien | Mountlake Terrace | | |
| Enumclaw | Snohomish | Edgewood | medium |
| Newcastle | | | small |

Residential Neighborhoods Adjacent to a Main Street*

A neighborhood adjacent to an urban, highly walkable main street anchored by transit, with a mix of building forms. This neighborhood comprises house-scale and block-scale buildings up to three stories on small, medium, or large lots.



* See pages 100 - 103 on how to apply Large MH in transition areas.



Note: Example of this Placetype in Bothell

Note: All images are from google.maps.



Adjacent to a walkable main street anchored by a mix of uses and/or transit.

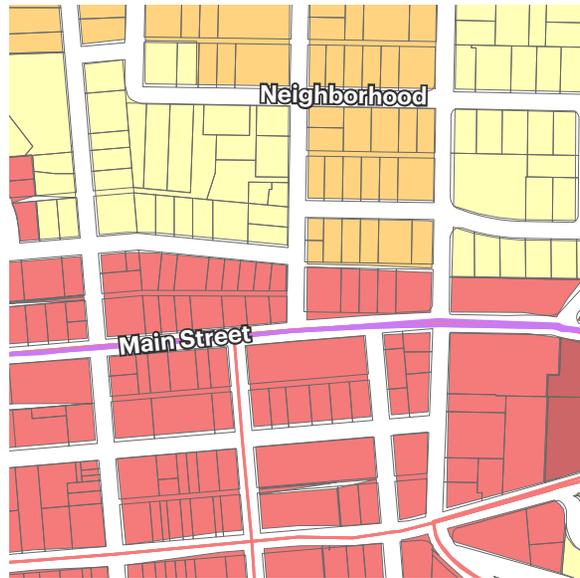


Multifamily house-scale building types (such as townhouses) often occur in the neighborhood.



Variety of building types and scales. Building setbacks are smaller on the parcels adjacent to the main street.

Placetype Characteristics



| Land Uses & Transit Modes | | | | | |
|---------------------------|---|---|--|-------------------------|---|
| | Mixed Use | ✓ | | Residential 12 du/ac | ✓ |
| | Commercial/ Office | ✓ | | Fixed-route Transit | ✓ |
| | Traditional Single-Family Residential 3-12 du/ac | ✓ | | | |

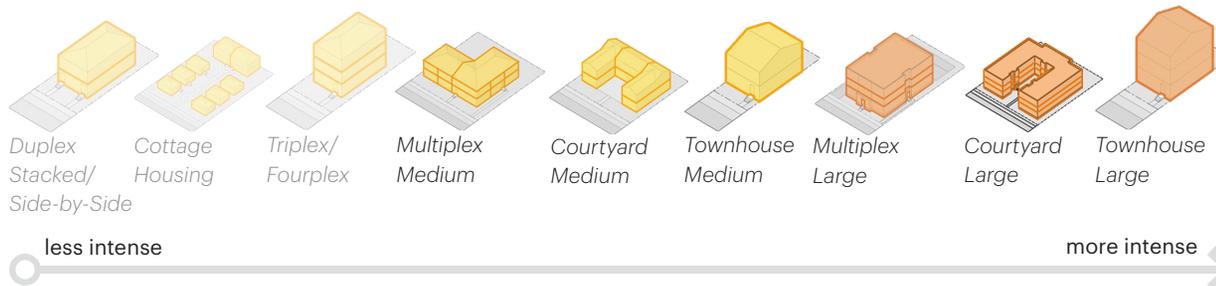


| Building Footprint / Scale | |
|----------------------------|------|
| Small-to-Medium | Some |
| Medium-to-Large | More |
| Large | Few |



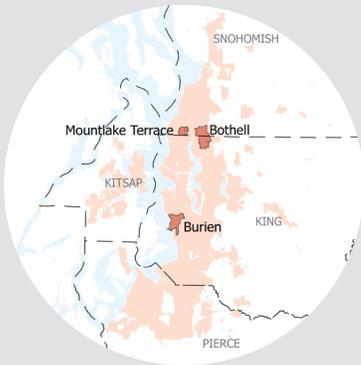
| Lot Sizes | |
|-----------|------|
| Small | Few |
| Medium | More |
| Large | Some |

Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Medium City Corridor-Adjacent Neighborhood



Where does this Placetype occur?

In medium sized cities with a population of 50,000 people or more.

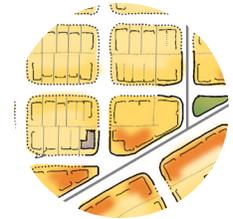
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|----------------|--------------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

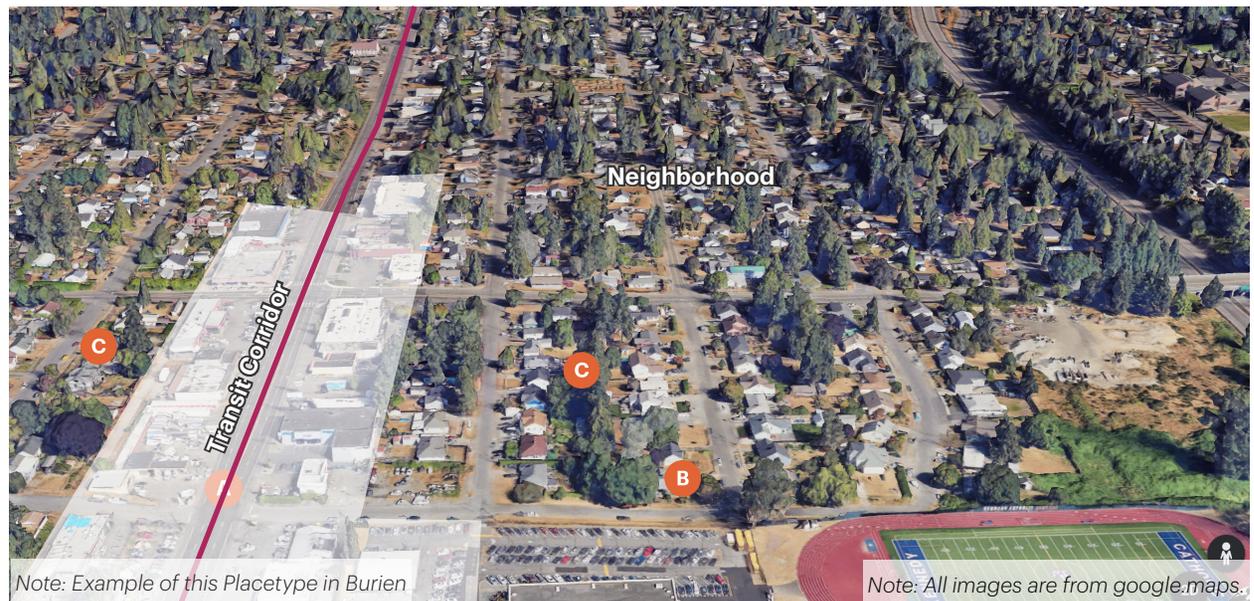
large
medium
small

Residential Neighborhood Adjacent to a Major Corridor*

A neighborhood along an urban, walkable corridor of two or more blocks of attached and detached block-scale buildings with a non-residential ground floor that might be anchored by transit, with a mix of building forms. This neighborhood comprises house-scale and block-scale buildings up to four stories on small, medium, or large lots.



* See pages 100 - 103 on how to apply Large MH in transition areas.



Adjacent to an active corridor anchored by a mix of uses and/or transit and which serves as a neighborhood destination.

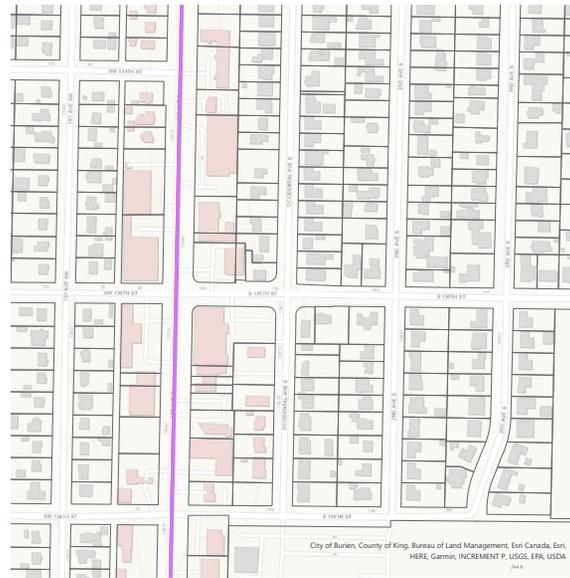


Multifamily house-scale building types (such as side-by-side duplex) often occur in the neighborhood.



Residential house-scale buildings transition to attached house- and block-scale buildings.

Placetype Characteristics



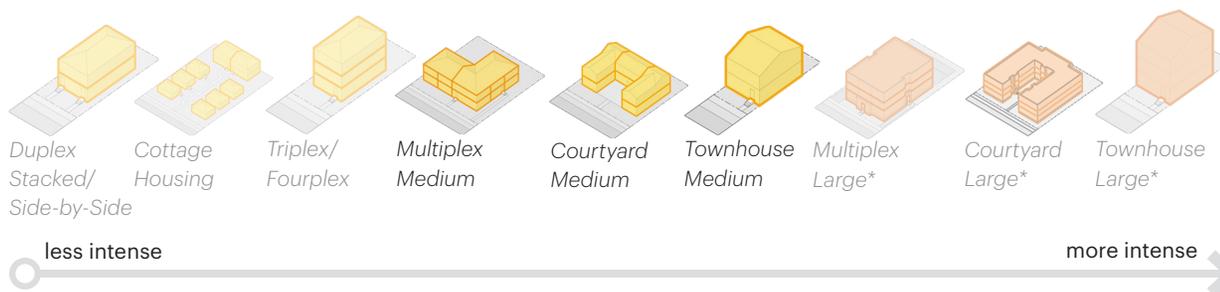
| Land Uses & Transit Modes | | | |
|---------------------------|--|---|-----------------------|
| | Commercial/Office | ✓ | Fixed-route Transit ✓ |
| | Traditional Single-Family Residential 3-12 du/ac | ✓ | |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

| Lot Sizes | |
|-----------|------|
| Small | Few |
| Medium | More |
| Large | Some |

Which Middle Housing Types Work Best?

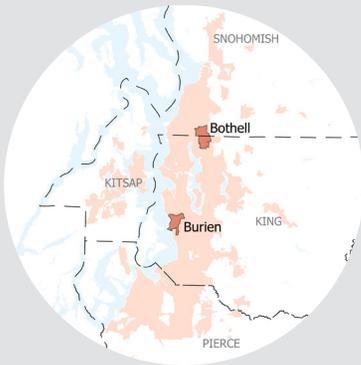
* Large MH to be considered on parcels along the corridor.



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Medium City

Neighborhood Node-Adjacent



Where does this Placetype occur?

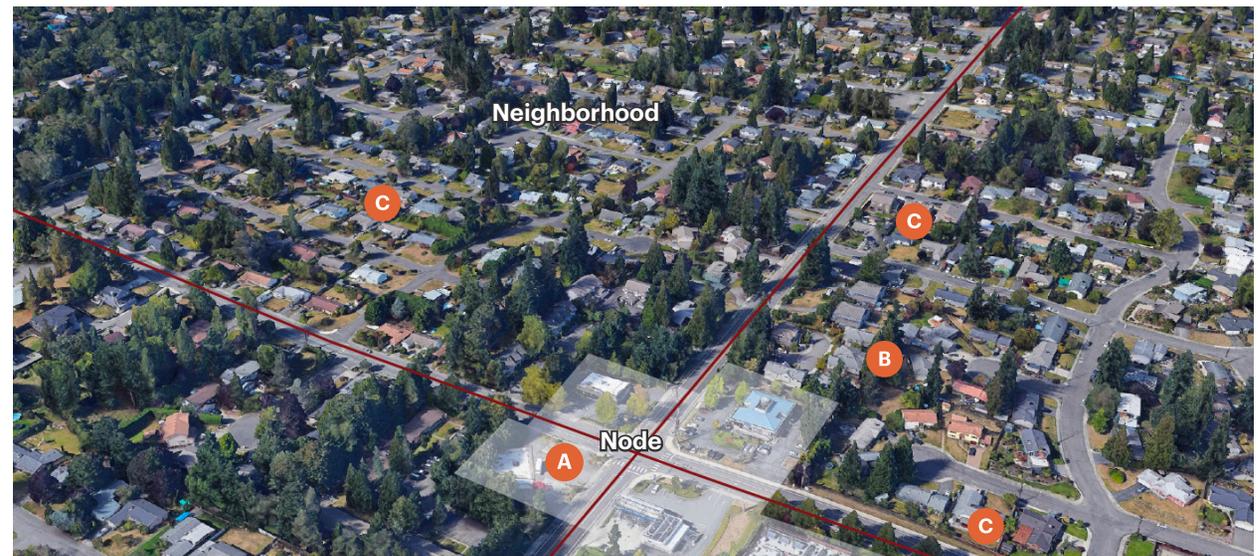
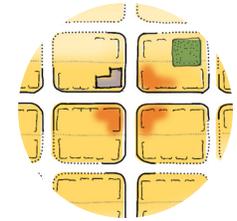
In medium sized cities with a population of 50,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce | |
|----------------|--------------------------|----------|--------|
| Renton | Everett | Tacoma | large |
| Bothell | Bothell | | |
| Burien | Mountlake Terrace | | |
| Enumclaw | Snohomish | Edgewood | medium |
| Newcastle | | | small |

Residential Neighborhood Adjacent to a Neighborhood Node

A neighborhood adjacent to one or a few neighborhood-oriented businesses, sometimes located within small strip-style shopping centers. This neighborhood comprises house-scale buildings up to three stories on small or medium lots.



Note: of this Placetype Mountlake Terrace.

Note: All images are from google.maps.



Within short walking distance of a small group of neighborhood-oriented businesses.

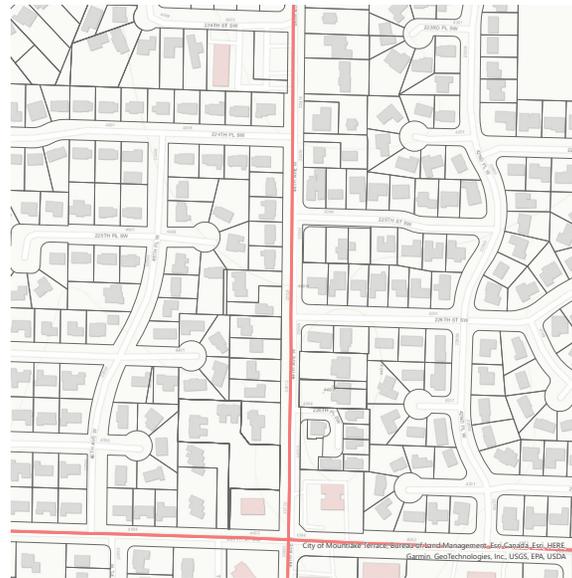
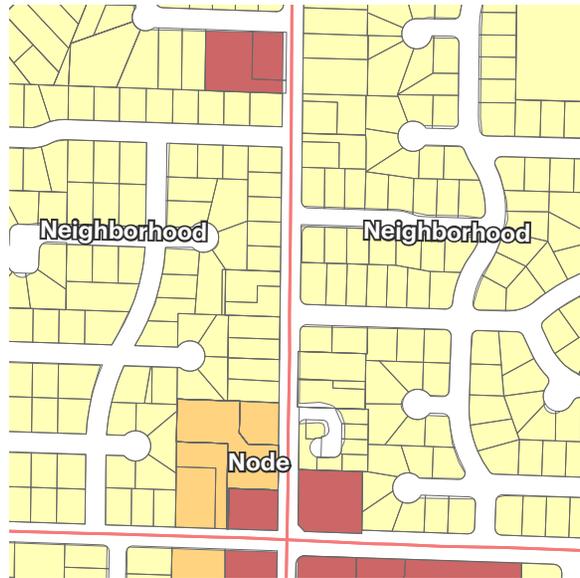


Multifamily house-scale building types (such as side-by-side duplex) often occur in the neighborhood.



Variety of building types and scales. The building's scale increases on the parcels adjacent to the active corner.

Placetype Characteristics



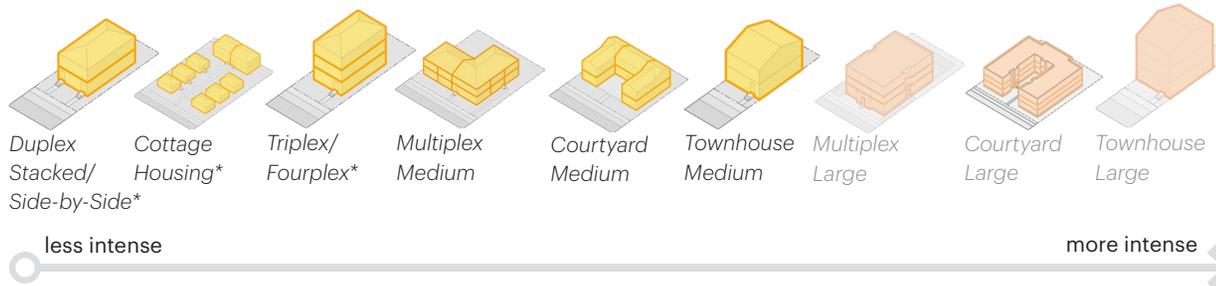
| Land Uses & Transit Modes | | | | | |
|---------------------------|----------------------|---|--|--|---|
| | Commercial/Office | ✓ | | Traditional Single-Family Residential 3-12 du/ac | ✓ |
| | Residential 12 du/ac | ✓ | | Fixed-route Transit | ✓ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

| Lot Sizes | |
|--------------------|------|
| Small/ Extra Small | More |
| Medium | Some |
| Large | Few |

Which Middle Housing Types Work Best?

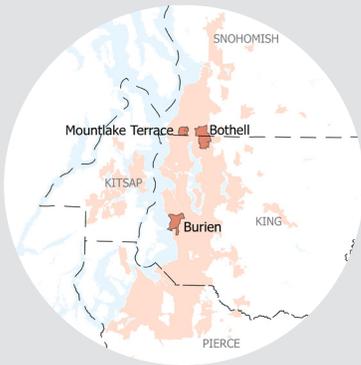
* Depending on the intensity of the node.



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Medium City

Mixed
Neighborhood
Small Footprint



Where does this Placetype occur?

In medium sized cities with a population of 50,000 people or more.

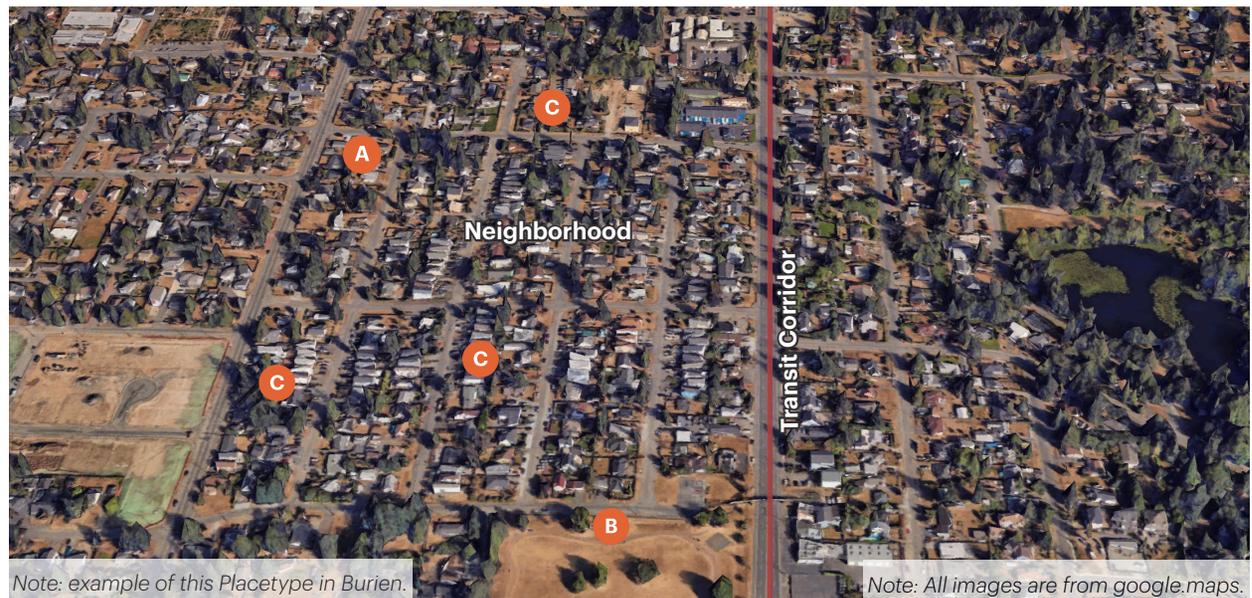
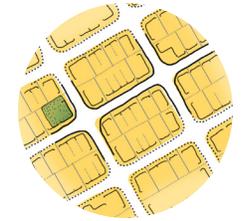
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|----------------|--------------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
medium
small

Neighborhood with Primarily Small Building Footprints

A neighborhood with a mix of house-scale building types of primarily small-to-medium footprints. The buildings are close to each other, creating a compact feel. This neighborhood might be near a mixed-use corridor and/or city center.



House-scale detached buildings with small side setbacks.

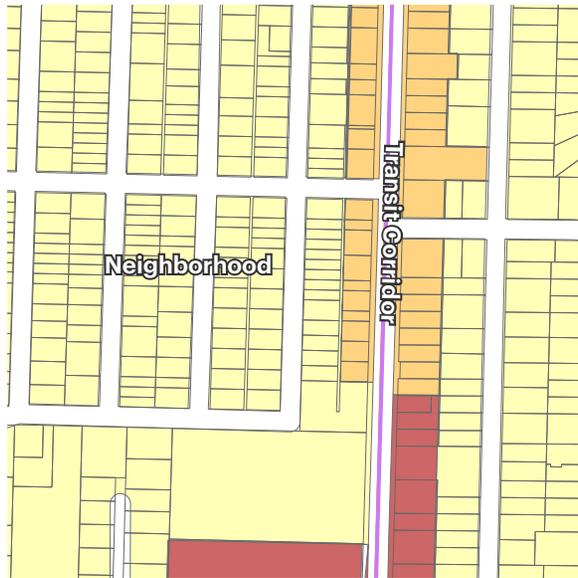


In proximity to community amenities.



Primarily narrow and shallow lots.

Placetype Characteristics

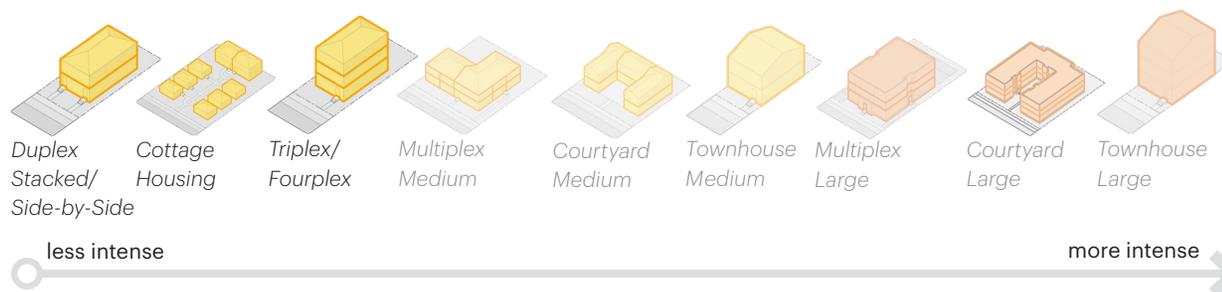


| Land Uses & Transit Modes | | | | | |
|---------------------------|----------------------|---|--|--|---|
| | Commercial/Office | ✓ | | Traditional Single-Family Residential 3-12 du/ac | ✓ |
| | Residential 12 du/ac | ✓ | | Fixed-route Transit | ✓ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

| Lot Sizes | |
|-----------|------|
| Small | Some |
| Medium | More |
| Large | Few |

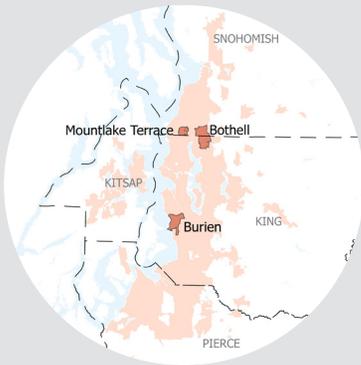
Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Medium City

Mixed
Neighborhood
Medium Footprint



Where does this Placetype occur?

In medium sized cities with a population of 50,000 people or more.

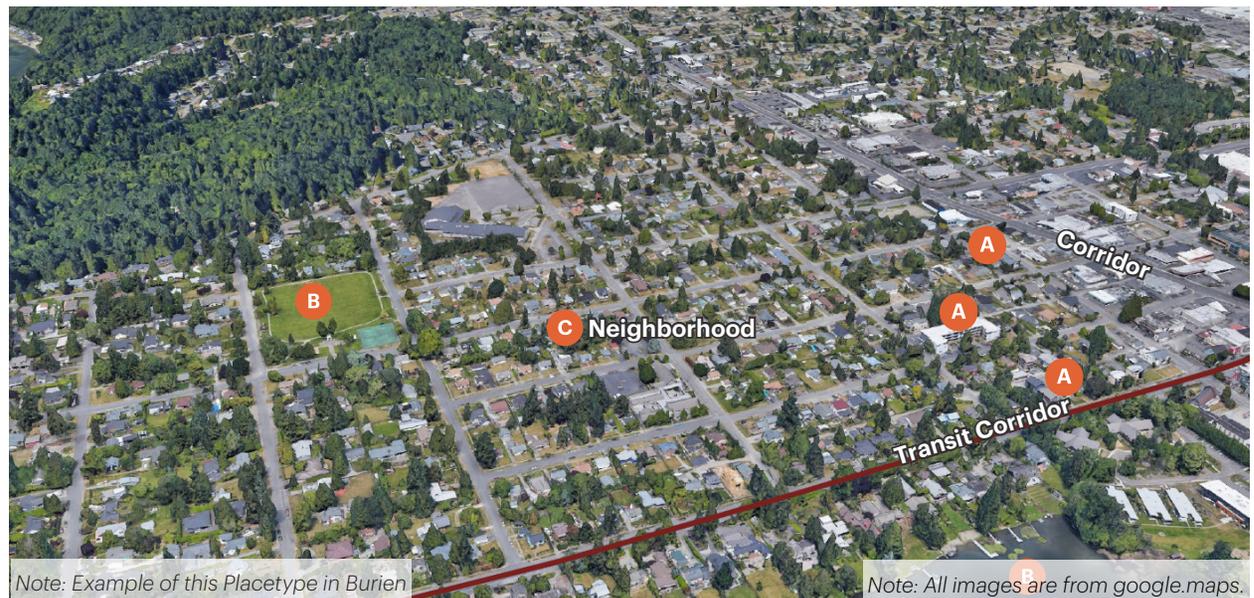
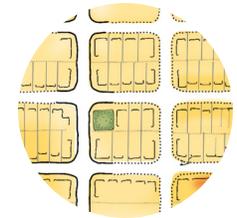
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|----------------|--------------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
medium
small

Neighborhood with Primarily Medium Building Footprints

A neighborhood with a mix of house-scale types of primarily small and medium building footprints. The buildings are detached, allowing for some open space. This neighborhood is found in historic neighborhoods.



Note: Example of this Placetype in Burien

Note: All images are from google.maps.



Multifamily house-scale building types (such as fourplex) usually occur on larger lots in the neighborhood.

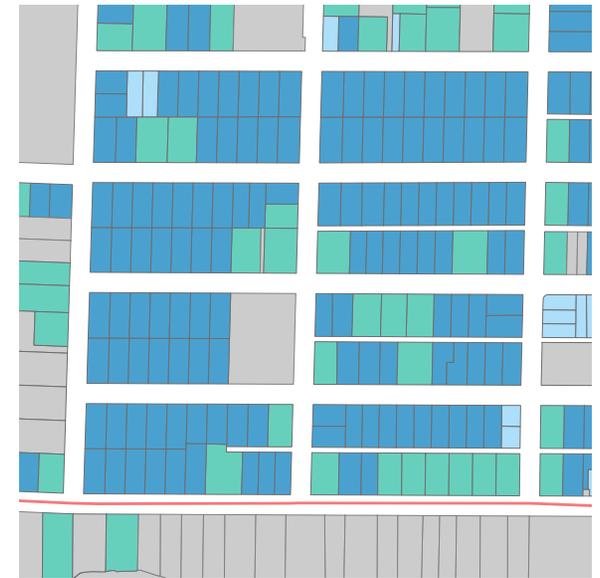
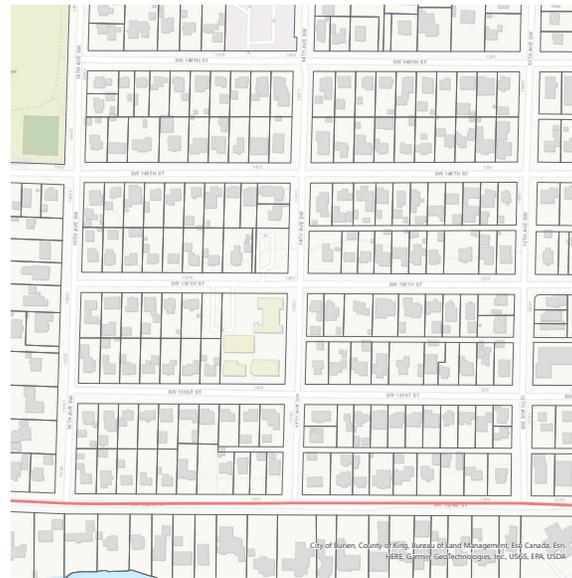
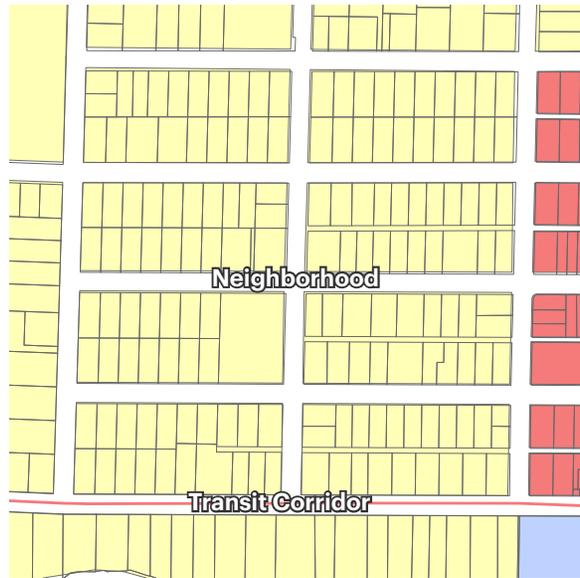


In proximity to community amenities.



Primarily a residential neighborhood with medium-sized building footprints on medium-to-large lots.

Placetype Characteristics

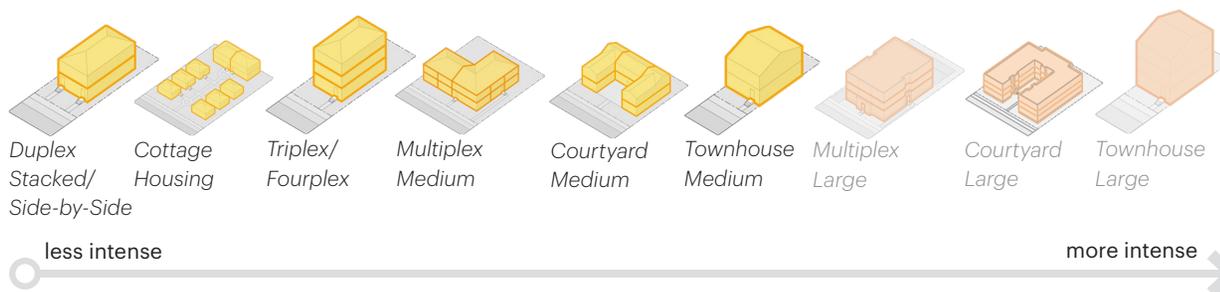


| Land Uses & Transit Modes | | | | | |
|---------------------------|--------------------|---|--|--|---|
| | Mixed Use | ✓ | | Traditional Single-Family Residential 3-12 du/ac | ✓ |
| | Institutional Uses | ✓ | | Fixed-route Transit | ✓ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

| Lot Sizes | |
|-----------|------|
| Small | Some |
| Medium | More |
| Large | Few |

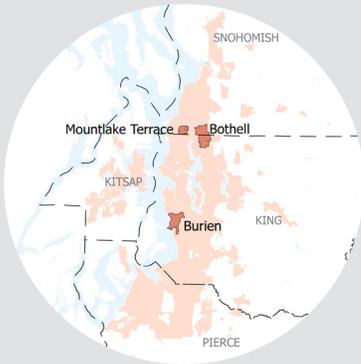
Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Medium City

Mixed
Neighborhood
Large Footprint



Where does this Placetype occur?

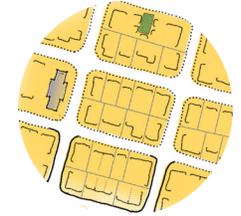
In medium sized cities with a population of 50,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce | |
|----------------|--------------------------|----------|--------|
| Renton | Everett | Tacoma | large |
| Bothell | Bothell | | |
| Burien | Mountlake Terrace | | |
| Enumclaw | Snohomish | Edgewood | medium |
| Newcastle | | | small |

Neighborhood with Primarily Large Building Footprints

A neighborhood with a mix of house-scale and block-scale building types of primarily large building footprints. The buildings are either close to each other or detached. This neighborhood is found in multifamily traditional and newer multifamily neighborhoods.



Note: Example of this Placetype in Burien

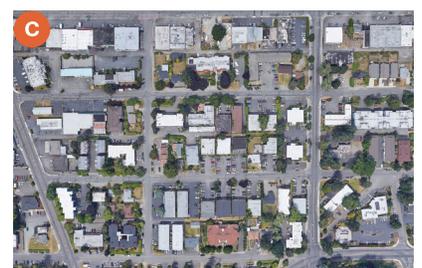
Note: All images are from google.maps.



Within walking distance of a main street.

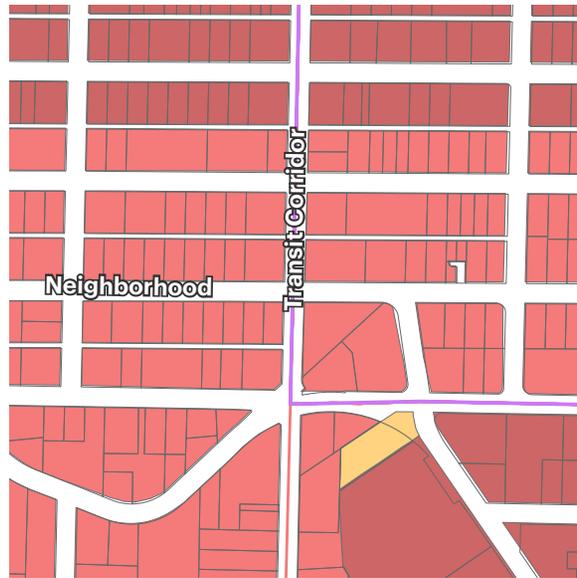


Block-scale buildings with small side setbacks.



Primarily a residential neighborhood with block-scale buildings on medium-to-large lots.

Placetype Characteristics

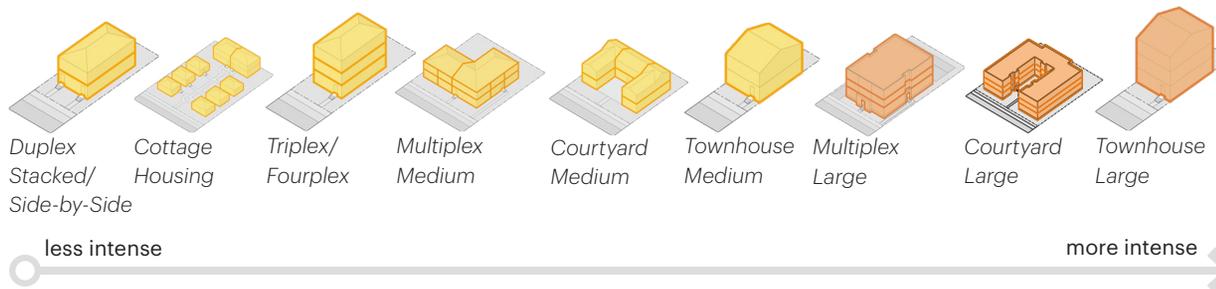


| Land Uses & Transit Modes | | | | | |
|---------------------------|-------------------|---|--|----------------------|---|
| | Mixed Use | ✓ | | Residential 12 du/ac | ✓ |
| | Commercial/Office | ✓ | | Fixed-route Transit | ✓ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | Few |
| Medium-to-Large | Some |
| Large | More |

| Lot Sizes | |
|-----------|------|
| Small | Few |
| Medium | More |
| Large | Some |

Which Middle Housing Types Work Best?



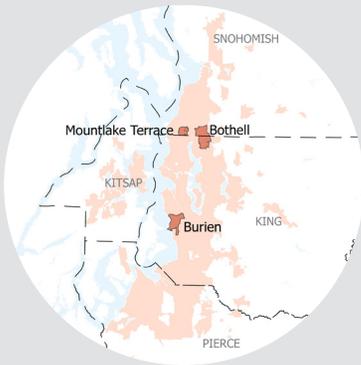
| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Medium City

Small-Lot Detached Neighborhood

Small-Lot Traditional Neighborhood with Primarily Detached Houses

A neighborhood that contains house-scale building types with small-to-medium building footprints. The buildings are detached, allowing for some open space. This neighborhood is found in historic neighborhoods.



Where does this Placetype occur?

In medium sized cities with a population of 50,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|----------------|--------------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
medium
small



Note: Example of this Placetype in Burien

Note: All images are from google.maps.



Primarily a residential neighborhood with some sloped lots.



In proximity to community amenities.



Small-to-medium building footprints on medium-to-large lots.

Placetype Characteristics

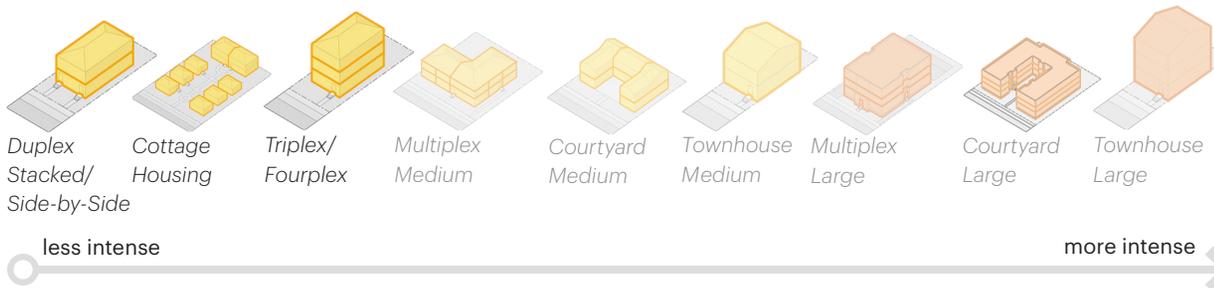


| Land Uses & Transit Modes | | | |
|---------------------------|---|---|------------------------|
| | Residential 12 du/ac | ✓ | Fixed-route Transit |
| | Traditional Single-Family Residential 3-12 du/ac | ✓ | |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | Some |
| Medium-to-Large | More |
| Large | Few |

| Lot Sizes | |
|-----------|------|
| Small | n/a |
| Medium | Some |
| Large | More |

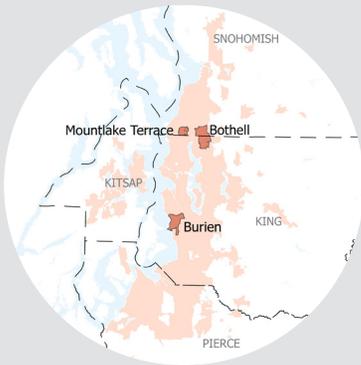
Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Medium City

Large-Lot
Detached
Neighborhood



Where does this Placetype occur?

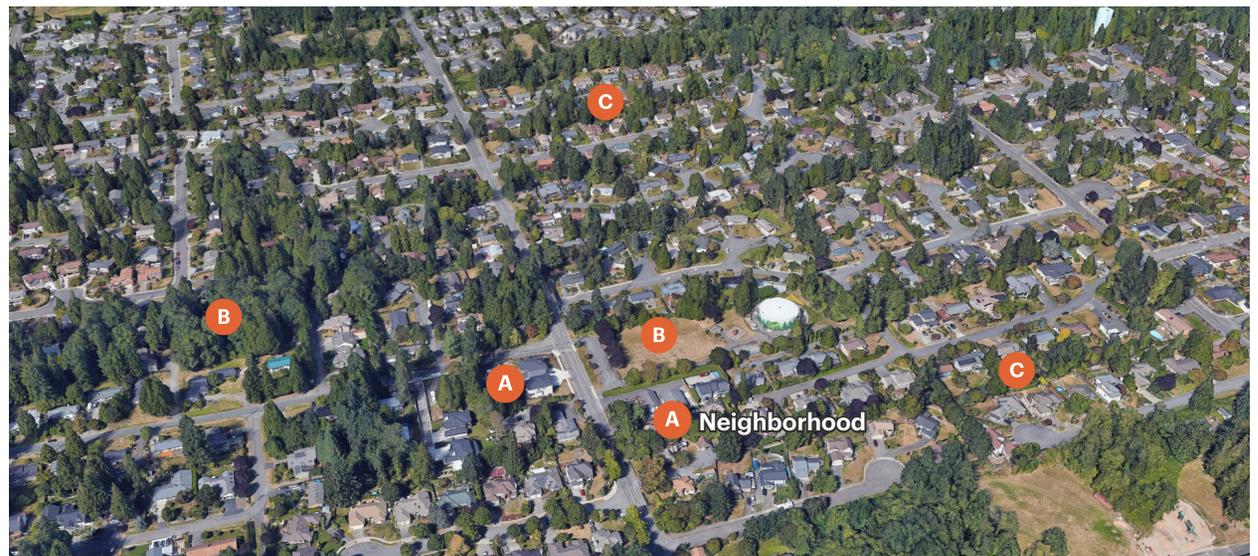
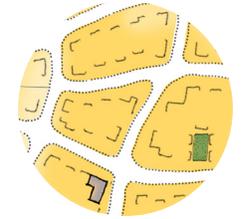
In medium sized cities with a population of 50,000 people or more.

Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce | |
|----------------|-------------------------|----------|--------|
| Renton | Everett | Tacoma | large |
| Bothell | Bothell | | |
| Burien | Mounlake Terrace | | |
| Enumclaw | Snohomish | Edgewood | medium |
| Newcastle | | | small |

Large-Lot Neighborhood with Primarily Detached Large Houses

A neighborhood with house-scale building types with medium and large building footprints. The buildings are detached, allowing for some open space.



Note: Example of this Placetype in Bothell

Note: All images are from google.maps.



Primarily a residential neighborhood with new development (infill) in multifamily arrangements.

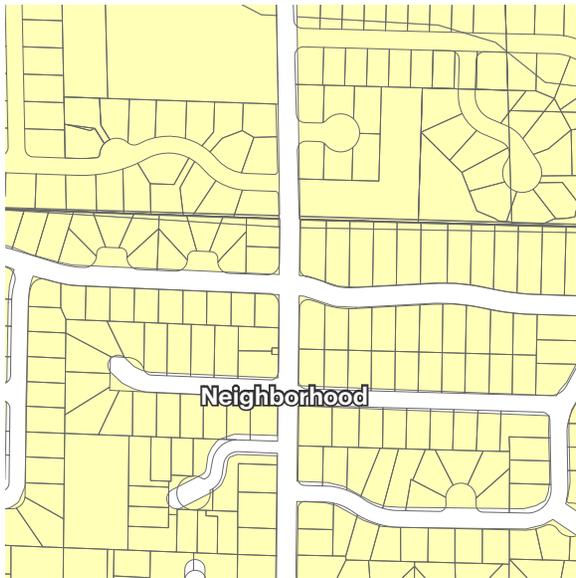


In proximity to community amenities.



Primarily medium-to-large building footprints on medium-to-large lots.

Placetype Characteristics

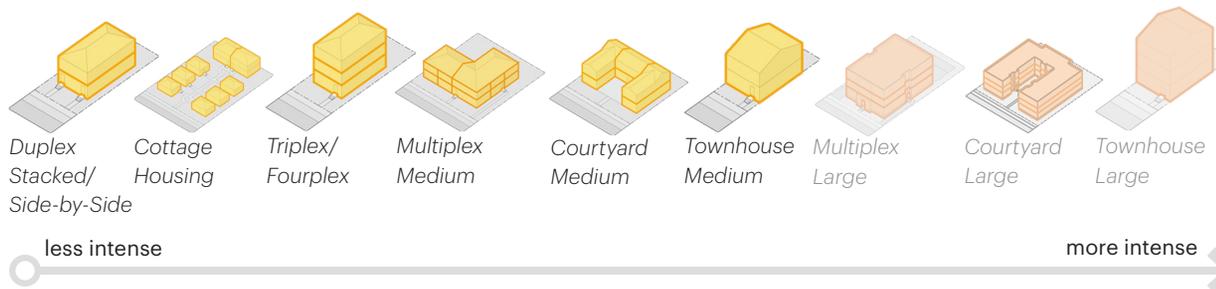


| Land Uses & Transit Modes | | | |
|---------------------------|---|-----------------------|---|
| | Traditional Single-Family Residential 3-12 du/ac | ✓ Fixed-route Transit | ✗ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | Some |
| Medium-to-Large | More |
| Large | Few |

| Lot Sizes | |
|-----------|------|
| Small | n/a |
| Medium | Some |
| Large | More |

Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

3.4 Small Cities

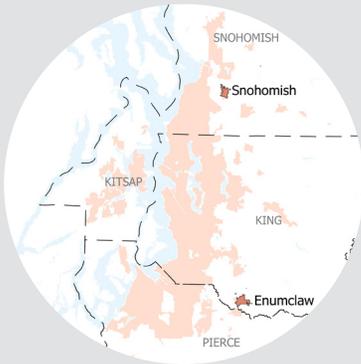


Placetypes in Example Small Cities (Enumclaw, Snohomish, Edgewood Newcastle)

- Main Street-Adjacent Neighborhood
- Corridor-Adjacent Neighborhood
- Neighborhood Node-Adjacent
- Mixed Neighborhood Small Footprint
- Mixed Neighborhood Medium Footprint
- Mixed Neighborhood Large Footprint
- Small-Lot Detached Neighborhood
- Large-Lot Detached Neighborhood

Small City

Main Street-Adjacent Neighborhood



Where does this Placetype occur?

In small sized cities with a population of 10,000 to 50,000 people.

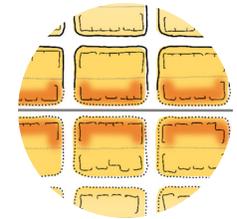
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

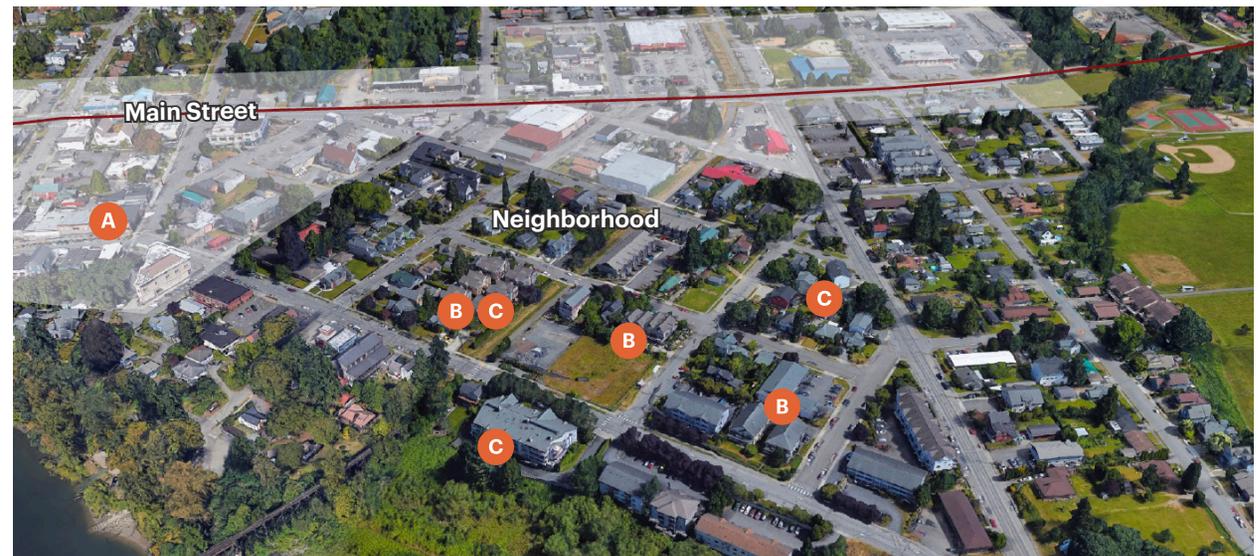
large
 medium
 small

Residential; Neighborhood Adjacent to a Main Street*

A neighborhood adjacent to an urban, highly walkable main street anchored by transit, with a mix of building forms. This neighborhood comprises house-scale and block-scale buildings up to three stories on small, medium, or large lots.



* See pages 100 - 103 on how to apply Large MH in transition areas.



Note: Example of this Placetype in Snohomish.

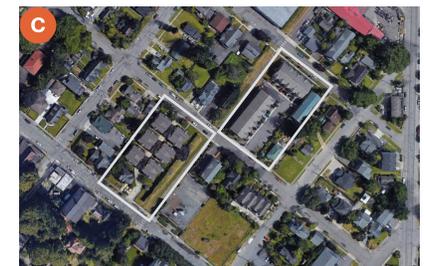
Note: All images are from google.maps.



Adjacent to a walkable main street anchored by a mix of uses and/or transit.

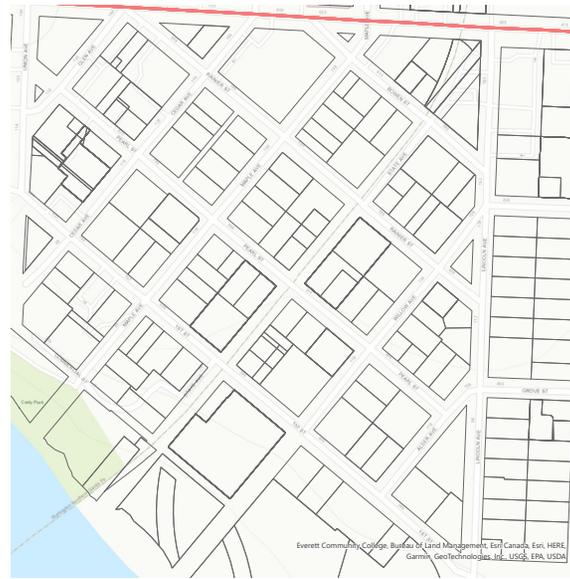
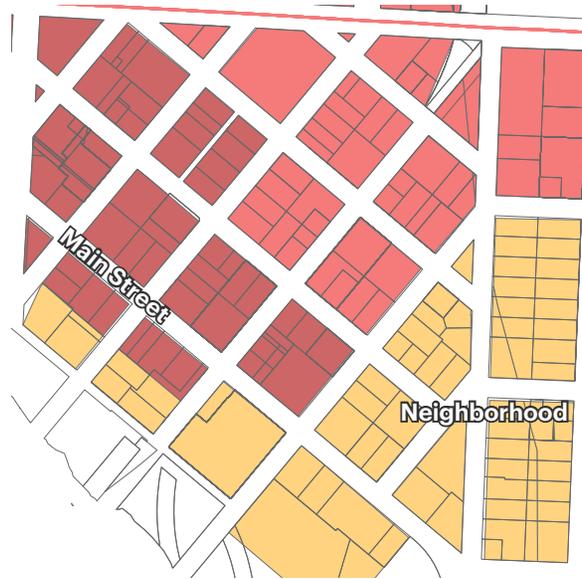


Multifamily house-scale and block-scale building types (e.g side-by-side duplex) anchored by open space and pedestrian and bike infrastructure.



Variety of building types and scales. Multifamily buildings often occur in the neighborhood.

Placetype Characteristics

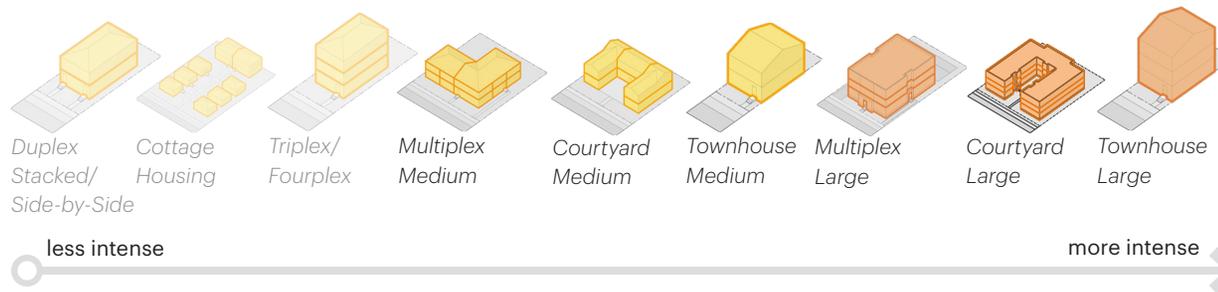


| Land Uses & Transit Modes | | | | | |
|---------------------------|-----------------------|---|--|-------------------------|---|
| | Mixed Use | ✓ | | Residential 12 du/ac | ✓ |
| | Commercial/ Office | ✓ | | Fixed-route Transit | ✓ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

| Lot Sizes | |
|--------------------|------|
| Small/ Extra Small | More |
| Medium | Some |
| Large | Few |

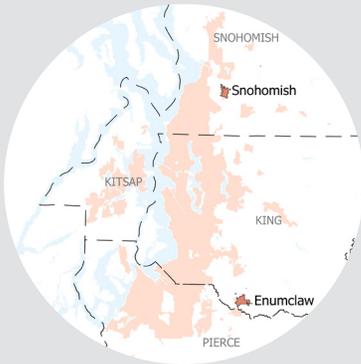
Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Small City

Corridor-Adjacent Neighborhood



Where does this Placetype occur?

In small sized cities with a population of 10,000 to 50,000 people.

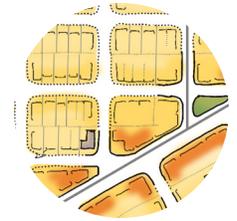
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

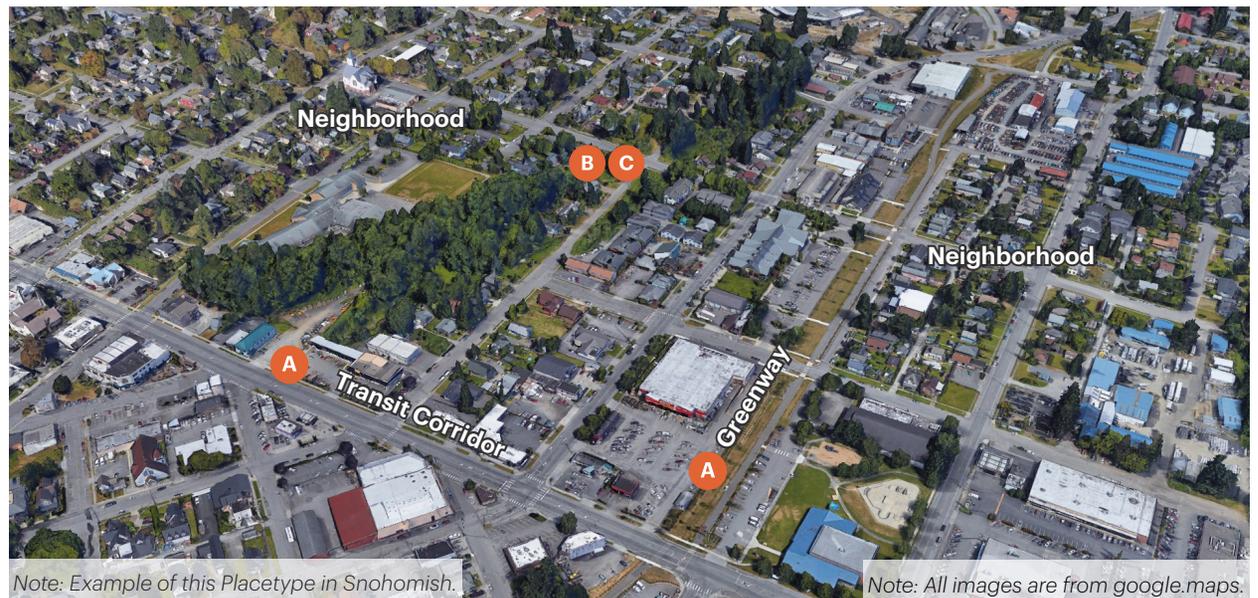
large
 medium
 small

Residential Neighborhood Adjacent to a Major Corridor*

A neighborhood along an urban, walkable corridor of two or more blocks of attached and detached block-scale buildings with a non-residential ground floor that might be anchored by transit, with a mix of building forms. This neighborhood comprises house-scale and block-scale buildings up to four stories on small, medium, or large lots.



* See pages 100 - 103 on how to apply Large MH in transition areas.



Adjacent to an active corridor with community amenities and which serves as a citywide destination.

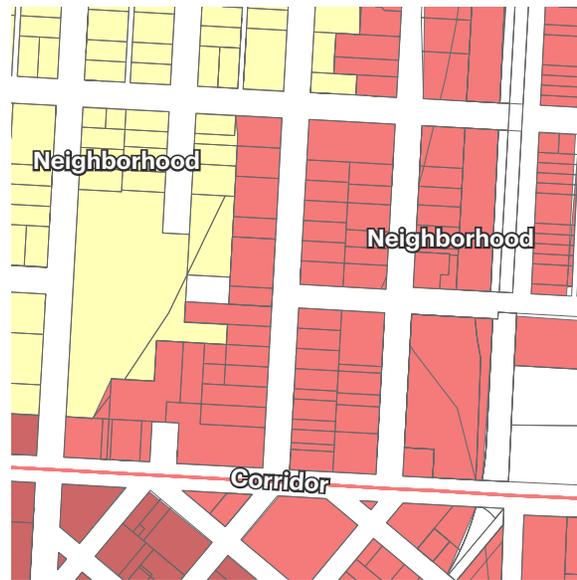


Multifamily house-scale building types (such as side-by-side duplex) often occur in the neighborhood.



Residential house-scale buildings transition to attached house- and block-scale buildings.

Placetype Characteristics



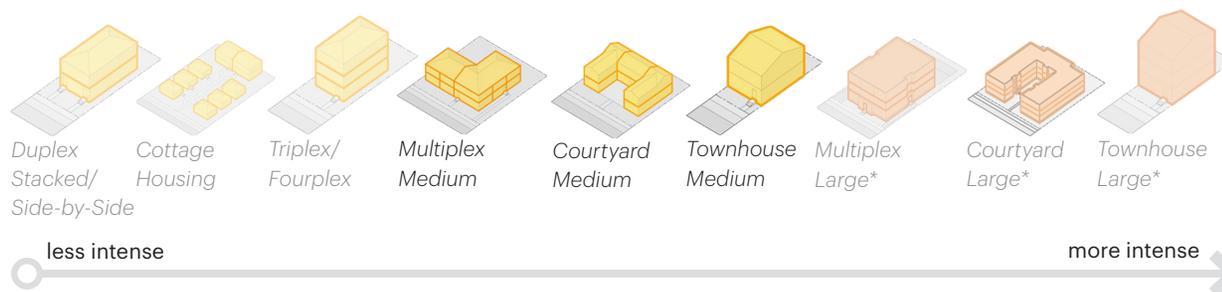
| Land Uses & Transit Modes | | | | | |
|---------------------------|--------------------|---|--|--|---|
| | Mixed Use | ✓ | | Traditional Single-Family Residential 3-12 du/ac | ✓ |
| | Commercial/ Office | ✓ | | Fixed-route Transit | ✓ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

| Lot Sizes | |
|--------------------|------|
| Small/ Extra Small | More |
| Medium | Some |
| Large | Few |

Which Middle Housing Types Work Best?

* Large MH to be considered on parcels along the corridor.



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Small City

Neighborhood Node-Adjacent



Where does this Placetype occur?

In small sized cities with a population of 10,000 to 50,000 people.

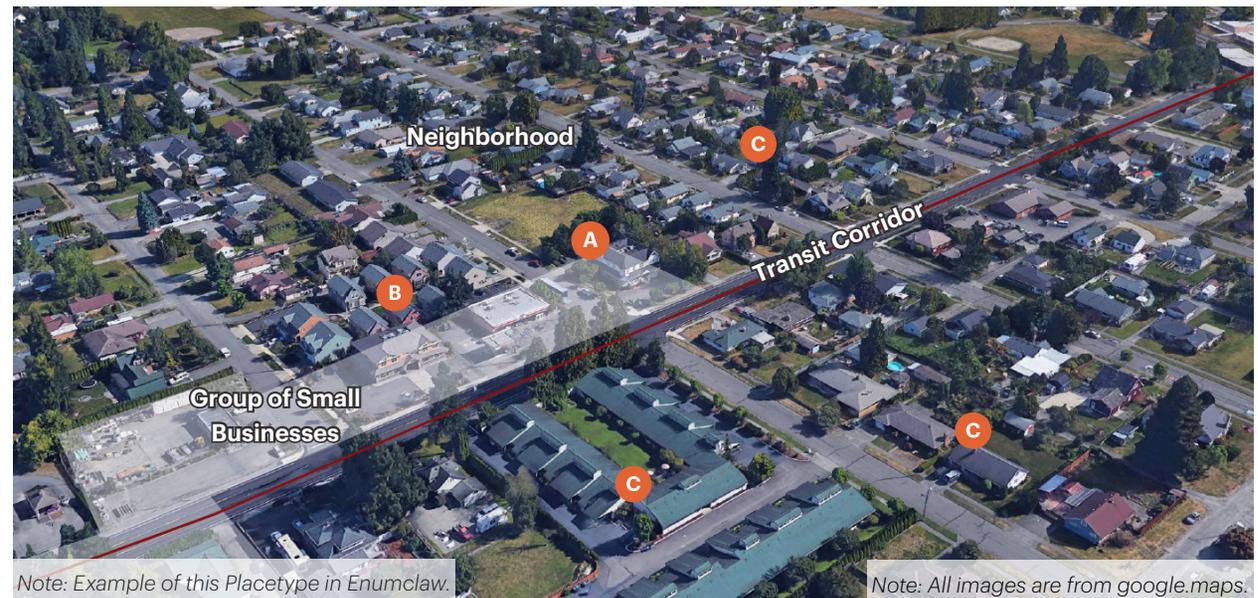
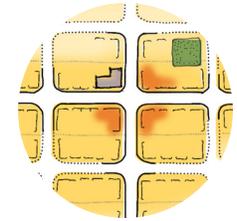
Urban Growth Boundary Example cities with this Placetype

| King | Snohomish | Pierce |
|------------------|-------------------|-----------------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
medium
small

Residential Neighborhood Adjacent to a Neighborhood Node

A neighborhood adjacent to one or a few neighborhood-oriented businesses, sometimes located within small strip-style shopping centers. This neighborhood comprises house-scale buildings up to three stories on small or medium lots.



Within short walking distance of a small group of neighborhood-oriented businesses.

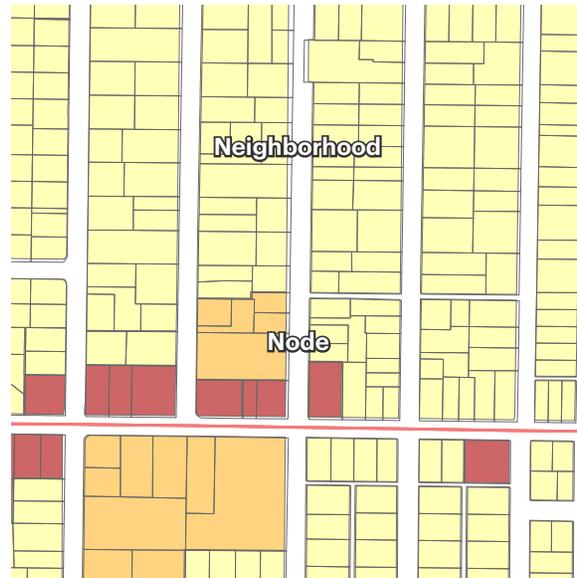


House-scale building types arranged in a pocket neighborhood, behind the street-facing buildings.



Variety of building types and scales. The building's scale increases on the parcels adjacent to the active corner.

Placetype Characteristics



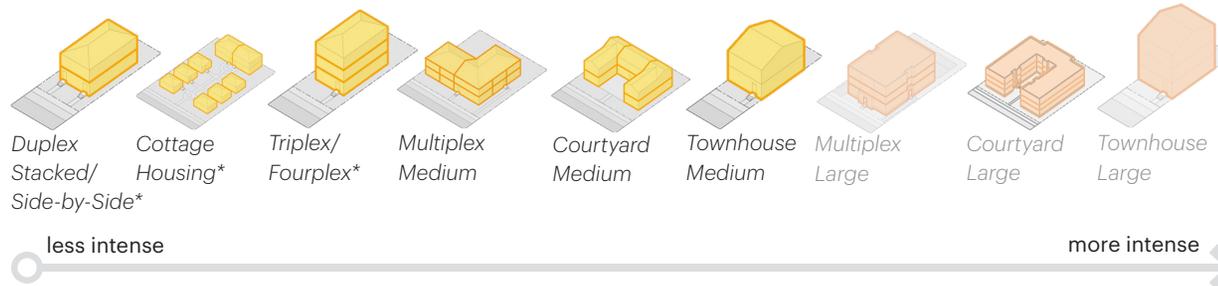
| Land Uses & Transit Modes | | | | | |
|---------------------------|----------------------|---|--|--|---|
| | Commercial/Office | ✓ | | Traditional Single-Family Residential 3-12 du/ac | ✓ |
| | Residential 12 du/ac | ✓ | | Fixed-route Transit | ✓ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

| Lot Sizes | |
|-----------|------|
| Small | Few |
| Medium | Some |
| Large | More |

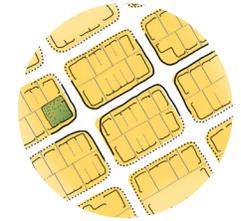
Which Middle Housing Types Work Best?

* Depending on the intensity of the node.



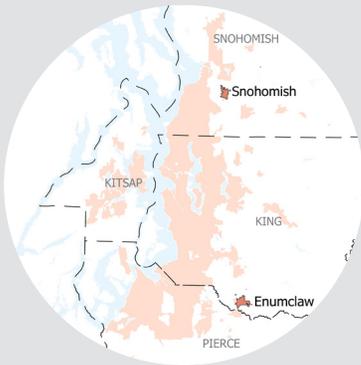
| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Small City
Mixed
Neighborhood
Small Footprint



Neighborhood with Primarily Small Building Footprints

A neighborhood with a mix of house-scale building types of primarily small-to-medium footprints. The buildings are close to each other, creating a compact feel. This neighborhood might be in proximity to a mixed-use corridor.



Where does this Placetype occur?

In small sized cities with a population of 10,000 to 50,000 people.

Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|-----------------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

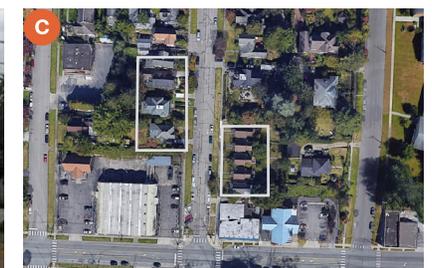
large
 medium
 small



Within short walking distance of shops and services.

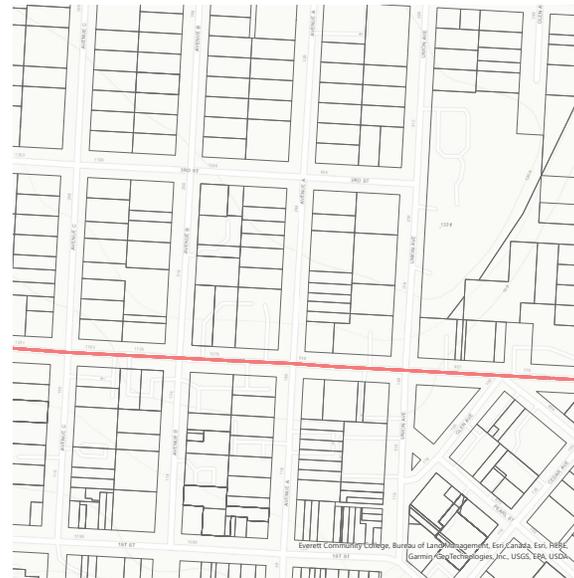
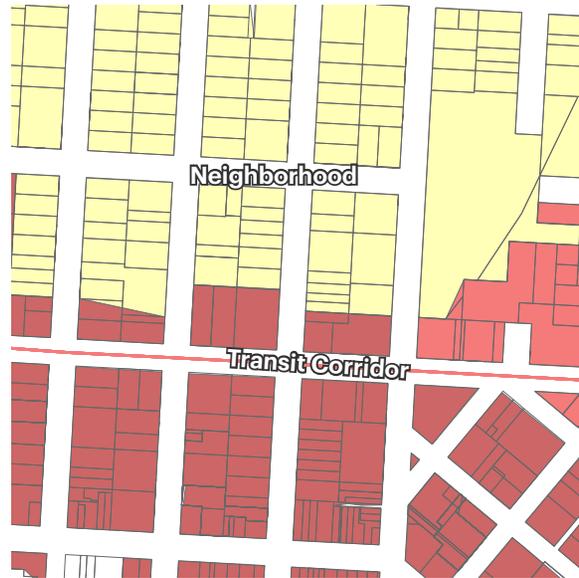


House-scale detached buildings arranged on one shared lot with small side setbacks.



Primarily narrow and shallow lots.

Placetype Characteristics

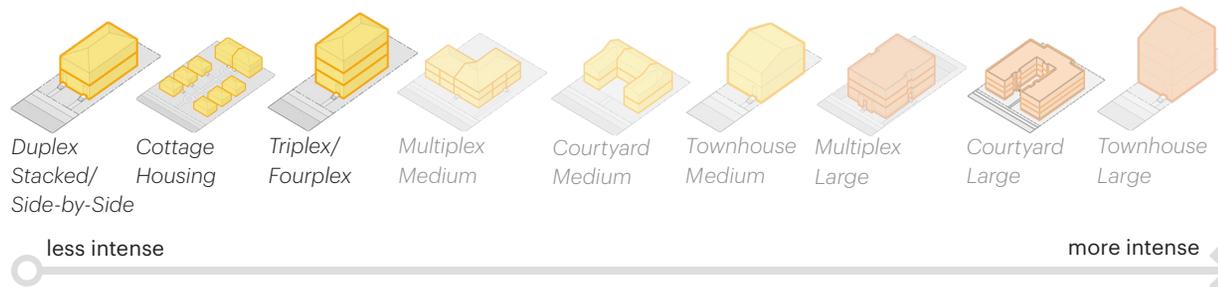


| Land Uses & Transit Modes | | | | | |
|---------------------------|-------------------|---|--|--|---|
| | Commercial/Office | ✓ | | Traditional Single-Family Residential 3-12 du/ac | ✓ |
| | Mixed Use | ✓ | | Fixed-route Transit | ✓ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

| Lot Sizes | |
|--------------------|------|
| Small/ Extra Small | More |
| Medium | Some |
| Large | Few |

Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Small City

Mixed
Neighborhood
Medium Footprint



Where does this Placetype occur?

In small sized cities with a population of 10,000 to 50,000 people.

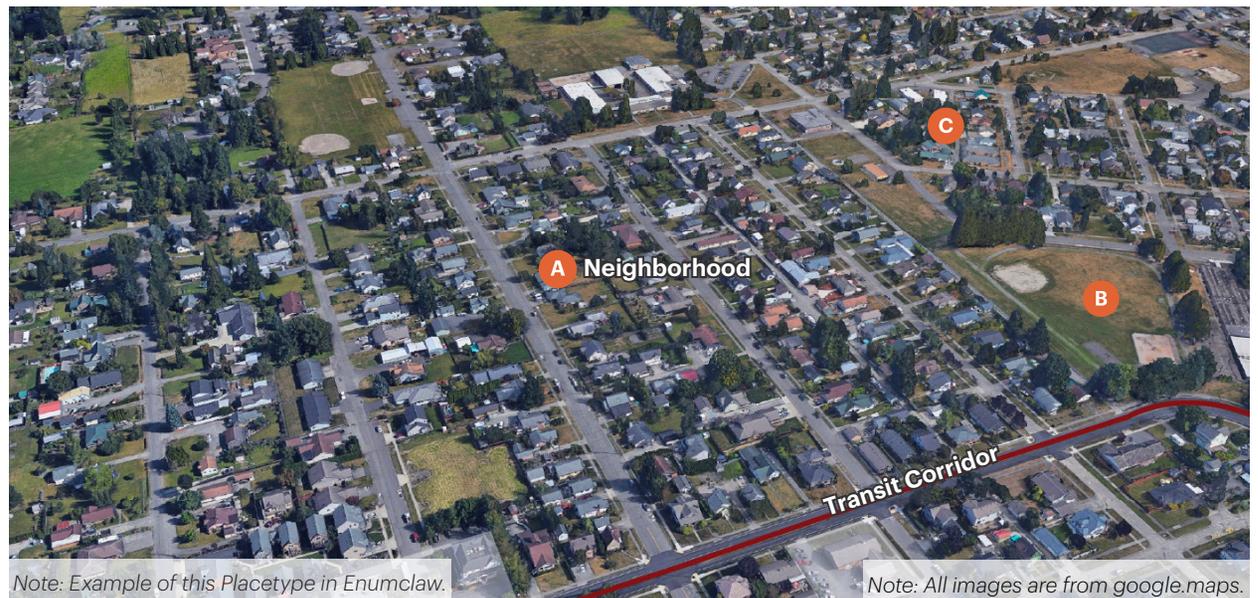
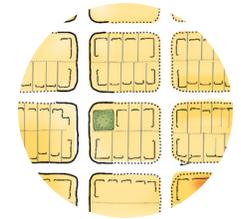
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|------------------|-------------------|-----------------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
medium
small

Neighborhood with Primarily Medium Building Footprints

A neighborhood with a mix of house-scale types of primarily small and medium building footprints. The buildings are detached, allowing for some open space. This neighborhood is found in historic neighborhoods.



Note: Example of this Placetype in Enumclaw.

Note: All images are from google.maps.



Primarily a residential neighborhood with medium-sized building footprints on large lots.

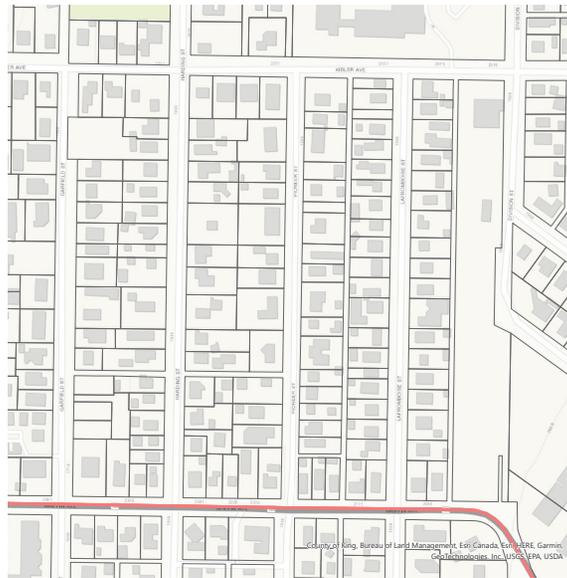


In proximity to community amenities.



Multifamily house-scale building types (courtyard medium) usually occur on larger lots in the neighborhood.

Placetype Characteristics

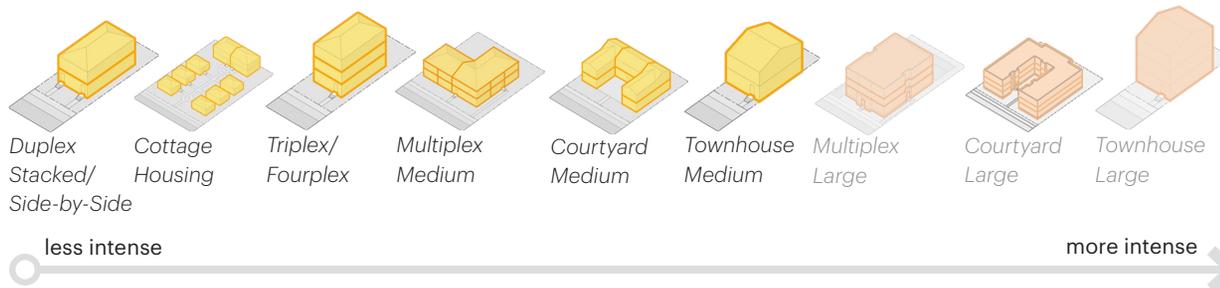


| Land Uses & Transit Modes | | | | | |
|---------------------------|--|---|--|---------------------|---|
| | Commercial/Office | ✓ | | Public | ✓ |
| | Residential 12 du/ac | ✓ | | Fixed-route Transit | ✓ |
| | Traditional Single-Family Residential 3-12 du/ac | ✓ | | | |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | More |
| Medium-to-Large | Some |
| Large | Few |

| Lot Sizes | |
|-----------|------|
| Small | Some |
| Medium | More |
| Large | Few |

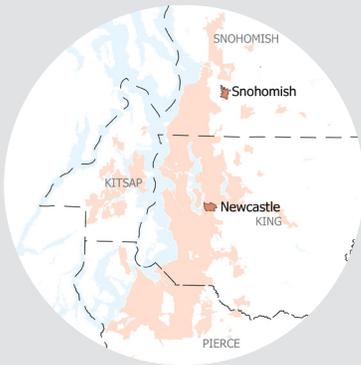
Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|-------------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| | Extra-small | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Small City

Mixed
Neighborhood
Large Footprint



Where does this Placetype occur?

In small sized cities with a population of 10,000 to 50,000 people.

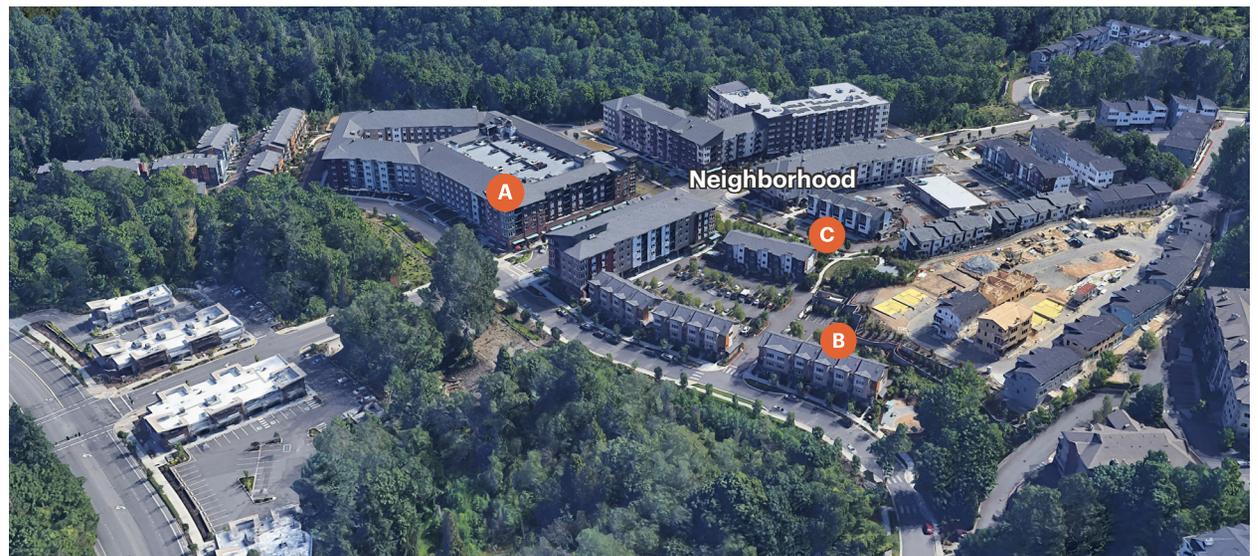
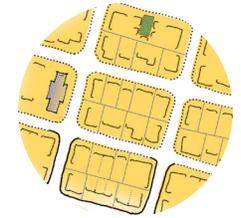
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|------------------|-------------------|----------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
medium
small

Neighborhood with Primarily Large Building Footprints

A neighborhood with a mix of house-scale and block-scale building types of primarily large building footprints. The buildings are either close to each other or detached. This neighborhood is found in multifamily traditional and newer multifamily neighborhoods.



Note: Example of this Placetype in Newcastle.

Note: All images are from google.maps.



New mixed-use center established within the neighborhood.

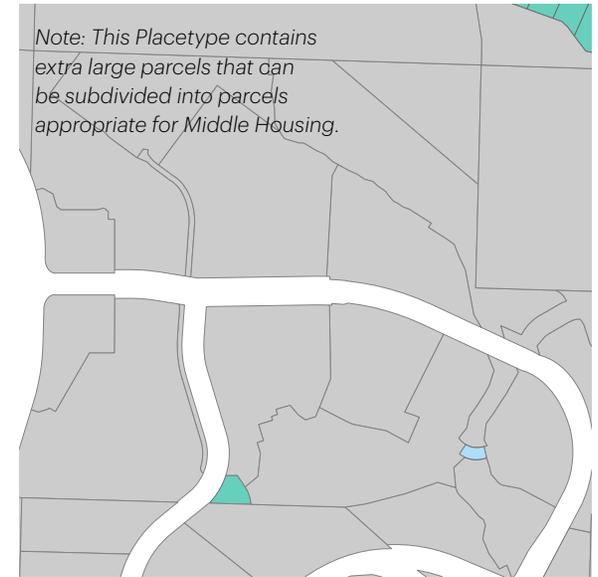
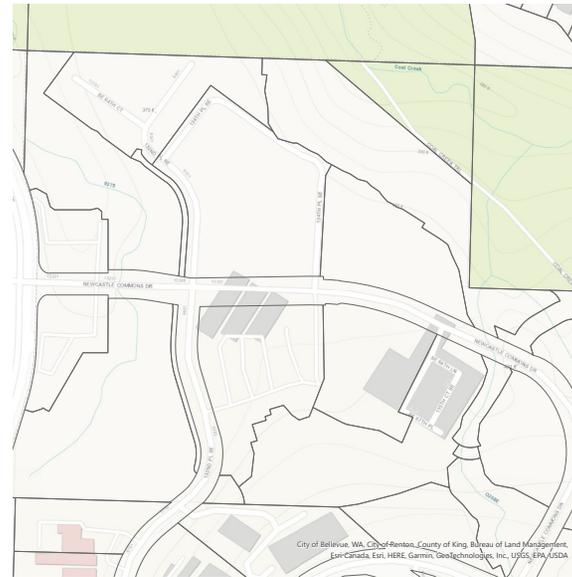
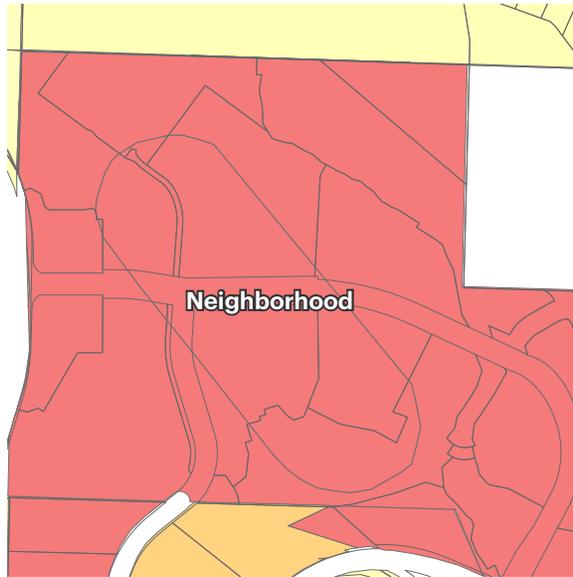


Block-scale buildings with direct connection to the sidewalk.



Primarily a residential neighborhood with block-scale buildings on medium-to-large lots.

Placetype Characteristics

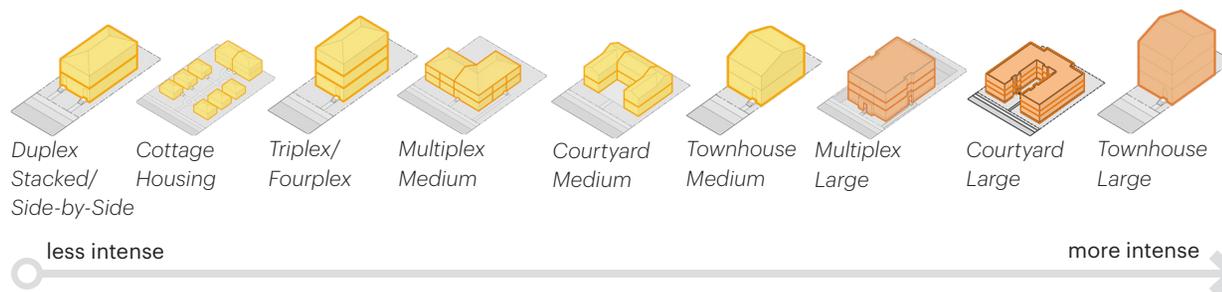


| Future Land Uses & Transit Modes | | | | | |
|----------------------------------|----------------------|---|---------------------|--|---|
| | Mixed Use | ✓ | | Traditional Single-Family Residential 3-12 du/ac | ✓ |
| | Residential 12 du/ac | ✓ | Fixed-route Transit | | ✗ |

| Building Scale | |
|-----------------|------|
| Small-to-Medium | Few |
| Medium-to-Large | Some |
| Large | More |

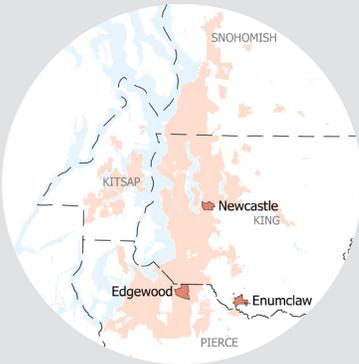
| Lot Sizes | |
|-----------|-----|
| Small | n/a |
| Medium | n/a |
| Large | n/a |

Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Small City Small-Lot Detached Neighborhood



Where does this Placetype occur?

In small sized cities with a population of 10,000 to 50,000 people.

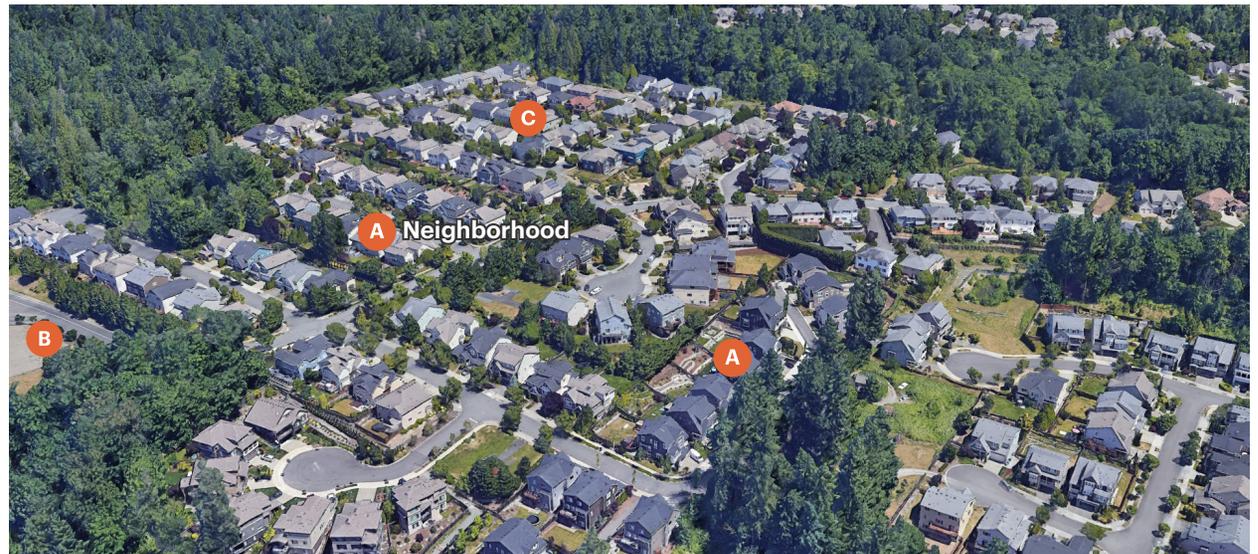
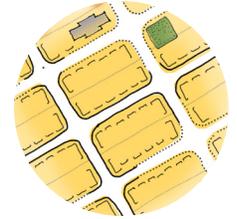
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|------------------|-------------------|-----------------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
medium
small

Small-Lot Traditional Neighborhood with Primarily Detached Houses

A neighborhood with house-scale building types with small-to-medium building footprints. The buildings are detached, allowing for some open space. This neighborhood is found in historic neighborhoods.



Note: Example of this Placetype in Newcastle.

Note: All images are from google.maps.



Primarily a residential neighborhood with sloped lots.

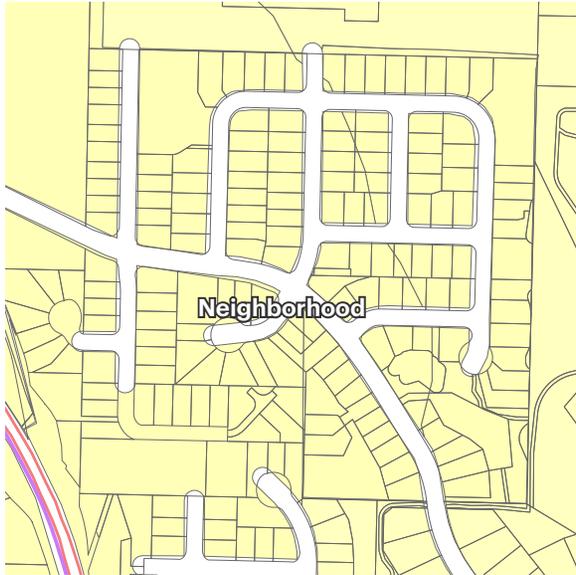


Within short walking distance of a school or community amenity.

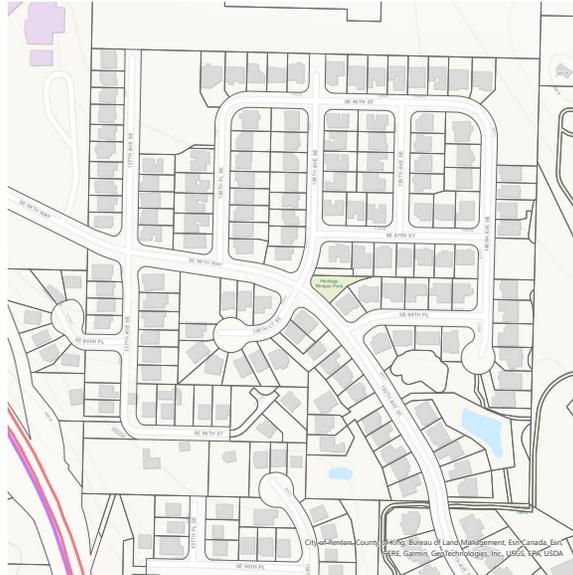


Primarily medium building footprints on medium-to-large lots.

Placetype Characteristics



| Land Uses & Transit Modes | | | | |
|---------------------------|---|---|------------------------|---|
| | Residential 12 du/ac | ✓ | Fixed-route Transit | ✓ |
| | Traditional Single-Family Residential 3-12 du/ac | ✓ | | |

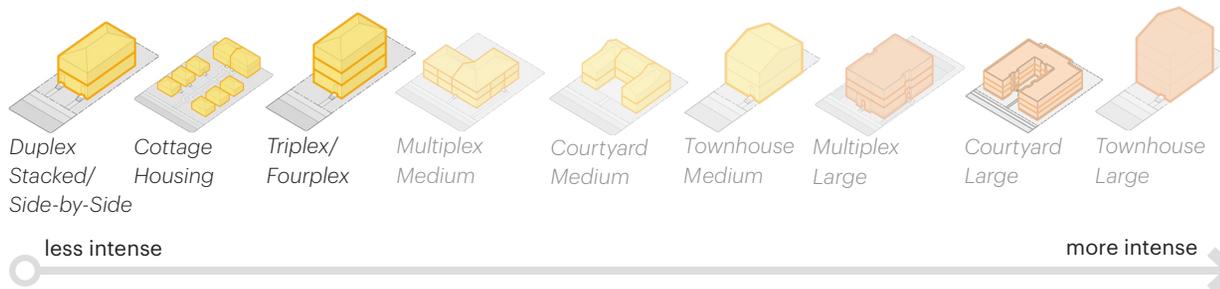


| Building Scale | |
|-----------------|------|
| Small-to-Medium | Some |
| Medium-to-Large | More |
| Large | Few |



| Lot Sizes | |
|-----------|------|
| Small | n/a |
| Medium | Some |
| Large | More |

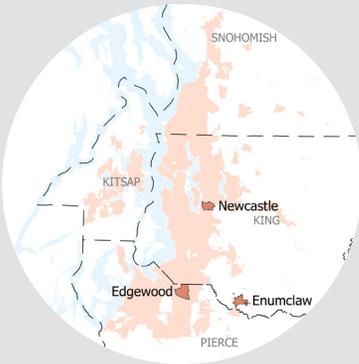
Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |

Small City

Large-Lot Detached Neighborhood



Where does this Placetype occur?

In small sized cities with a population of 10,000 to 50,000 people.

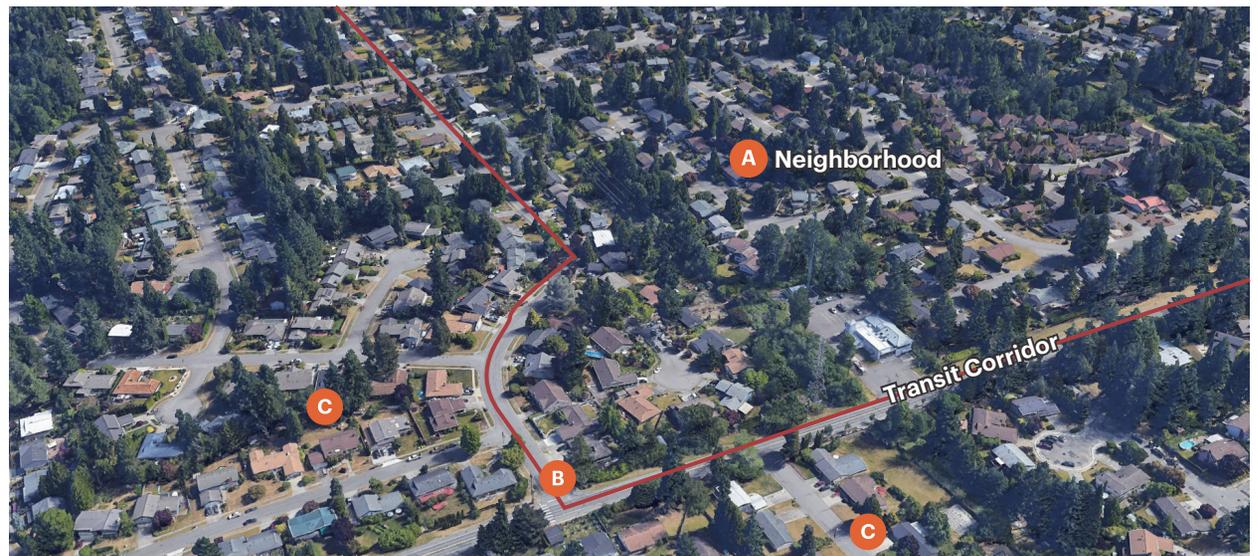
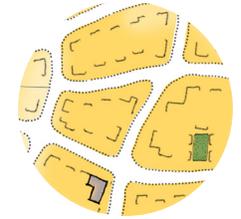
Urban Growth Boundary Example Cities with this Placetype

| King | Snohomish | Pierce |
|------------------|-------------------|-----------------|
| Renton | Everett | Tacoma |
| Bothell | Bothell | |
| Burien | Mountlake Terrace | |
| Enumclaw | Snohomish | Edgewood |
| Newcastle | | |

large
medium
small

Large-Lot Neighborhood with Primarily Detached Large Houses

A neighborhood with house-scale building types with medium and large building footprints. The buildings are detached, allowing for some open space.



Note: Example of this Placetype in Newcastle.

Note: All images are from google.maps.



Primarily a residential neighborhood with sloped lots.

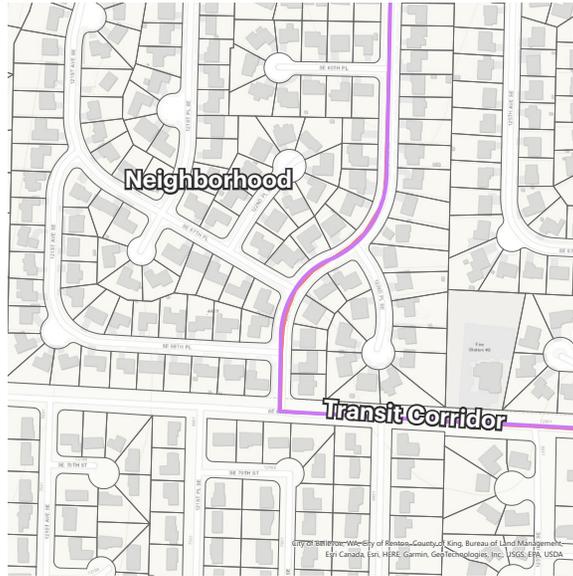


Some pedestrian infrastructure.



Primarily medium-to-large building footprints on medium-to-large lots.

Placetype Characteristics

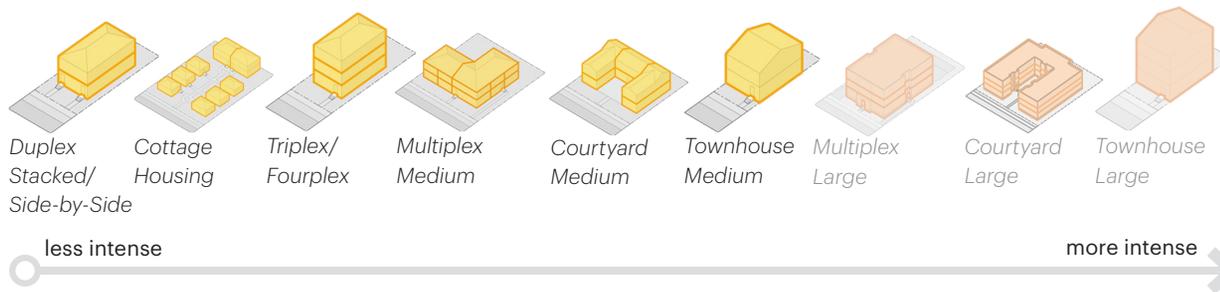


| Land Uses & Transit Modes | | | | | |
|---------------------------|---|---|--|---------------------|---|
| | Traditional Single-Family Residential 3-12 du/ac | ✓ | | Fixed-route Transit | ✓ |

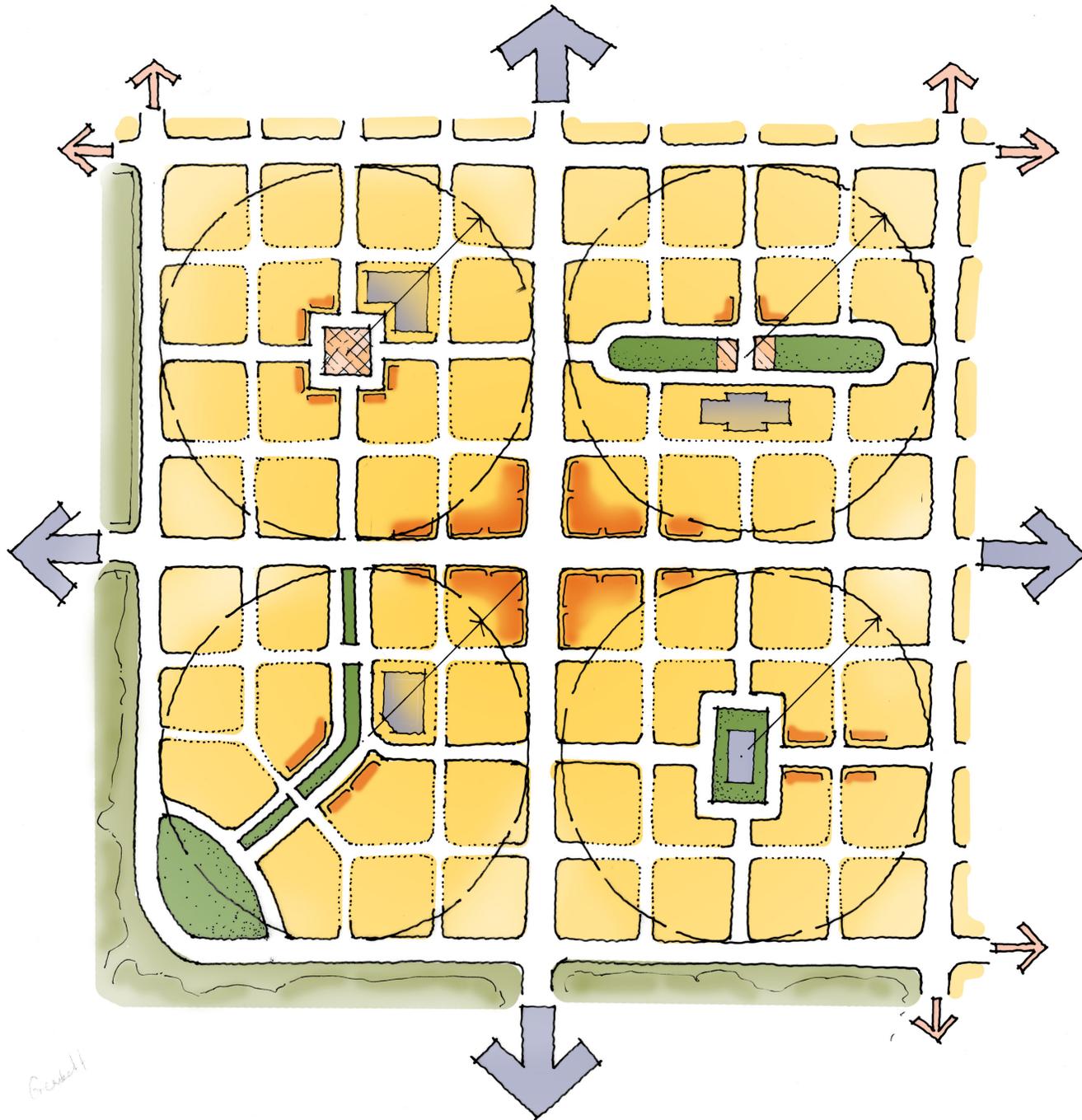
| Building Scale | |
|-----------------|------|
| Small-to-Medium | Few |
| Medium-to-Large | Some |
| Large | More |

| Lot Sizes | |
|-----------|------|
| Small | Few |
| Medium | Some |
| Large | More |

Which Middle Housing Types Work Best?



| Lot Size Categories | Duplex | Cottage Housing | Triplex/ Fourplex | Multiplex Medium | Courtyard Medium | Townhouse Medium | Multiplex Large | Courtyard Large | Townhouse Large |
|---------------------|--------|-----------------|-------------------|------------------|------------------|------------------|-----------------|-----------------|-----------------|
| Extra-small | | | | | | | | | |
| Small | | | | | | | | | |
| Medium | | | | | | | | | |
| Large | | | | | | | | | |



Where Can Middle Housing Go?

CHAPTER

4

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4.1 Where Can Middle Housing Go in My Community?

Communities in Puget Sound can use this Atlas and the example cities as a guide to locate similar Placetypes and physical environments in other jurisdictions. Cities in the central Puget Sound region are the first jurisdictions with due dates to change zoning to accommodate needed housing.

Middle Housing Neighborhood Types of Puget Sound

After reviewing the ten example cities in the Puget Sound region, nine distinct types of neighborhoods suitable for MH were identified. Some of these neighborhoods already contain MH. Others, that currently do not, could receive some or all of the MH palette of buildings depending on their location and local objectives. The nine Placetypes are described in Chapter Four. The following guidance provides six types of applying MH to existing neighborhoods.

- Amenity-based neighborhoods that are adjacent to a city center or main street.
- Amenity-based neighborhoods that are within walking distance¹ to transit.
- General residential neighborhoods.

- General residential neighborhoods with large-lot detached house neighborhoods.
- General residential neighborhoods along corridors or along the edge of shopping center transformation.
- Areas in Puget Sound with sloped lots.

¹Approximately ¼ mile or 1,200 linear feet.

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A) Example of Amenity-based Neighborhood

Adjacent to a City Center or Main Street

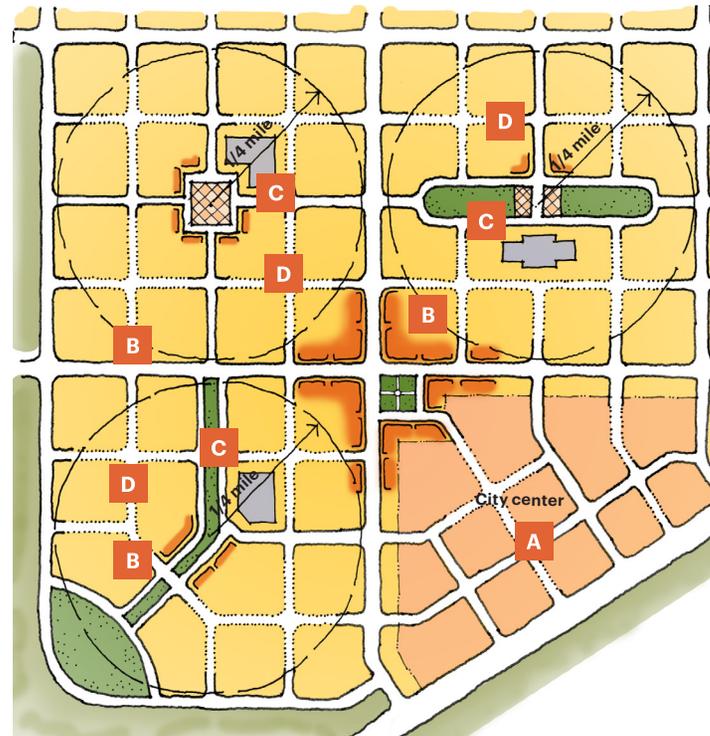
Neighborhoods Adjacent to a City Center or Main Street

Neighborhoods adjacent to a city center or main street, center benefit from active retail and employment opportunities and good access to transit. As a transition from high-intensity housing in an adjacent city center, Medium MH and/or Large are ideal for these neighborhoods. Also, these neighborhoods often contain other uses, such as local coffee shops, restaurants, and small businesses, contributing to an active public realm and enhancing walkability.

Q CLOSER LOOK

Building Scale & Form

Typically, these neighborhoods have small blocks and a range of lot sizes; small, medium, and large. The buildings range from two to four-stories and housing appears mainly in Large MH types. Civic buildings and other landmarks often are part of or near these neighborhoods.



Key characteristics

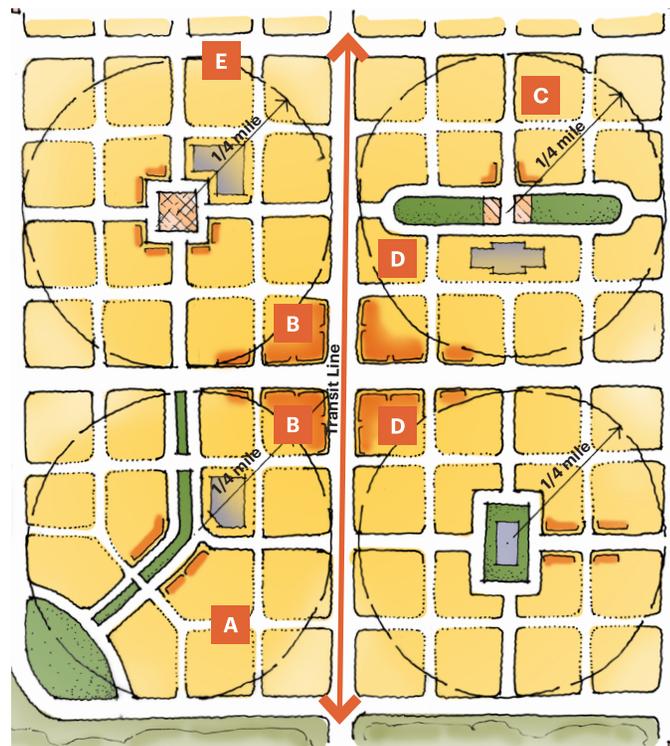
- A** City center or local main street anchoring the neighborhood and other amenities.
- B** Large MH development at the heart of the neighborhood or on major corridors.
- C** Central open space and civic buildings at the heart of the sub-neighborhoods anchoring the overall community.
- D** Medium MH and Large MH development on pedestrian-scaled blocks.

B) Example of Amenity-based Neighborhood

Within Walking Distance to Transit

Neighborhoods with Access to Transit

Neighborhoods adjacent to or within about 1,200 feet of transit, such as a local bus line, are good areas for Medium and Small MH, as residents get access to other employment centers, neighborhoods, and retail and mixed-use centers. These neighborhoods range from urban multifamily neighborhoods to neighborhoods with lower residential intensity. Often, they are close to a main street or major corridor, benefiting from a mix of uses and businesses.



Amenity-based Neighborhood (High Intensity) Adjacent to a Transit Line

- A** Medium MH development.
- B** Small MH development.
- C** Medium MH development throughout the neighborhoods.
- D** Small MH adjacent to a neighborhood node.
- E** Areas nearer to a main street have more Large MH buildings.

C) General Residential Neighborhoods

Q CLOSER LOOK

What Does "Walkable" Mean?

For this document, walkable describes places where a person can walk or bike to fulfill some or all daily needs. These environments allow for the use of automobiles but do not require one for every trip.

Walkable does not mean recreational walking, such as on paths and trails, but instead walking to a destination like work, services, a coffee shop, restaurants, bars, entertainment, schools, civic uses, parks, and other amenities.

Beyond the Traditional Neighborhood Pattern

Like most mature urban areas, Puget Sound's newer neighborhoods are characterized by a pattern of development that is more oriented toward automobile use. In many instances, these neighborhoods share many of the same walkable characteristics as the core and traditional neighborhoods to which they are adjacent. However, certain walkable elements might be missing or might suffer from under-investment. It is these neighborhoods when incremental changes that can improve walkability and make them middle housing-ready.



Suitable for Small, Medium and Large MH

Walkable

Small block lengths, a well-connected street network, and nearby services, shops, and restaurants on a local main street support a high degree of walkability and the full spectrum of MH.



Appropriate for Small, Medium and Large MH

General Residential Neighborhood

A well-connected street network with a mix of block lengths provides a walkable foundation that will support most MH types and enable pedestrian-scale redevelopment of adjacent commercial parcels. Adding open space in these areas helps to enable the full spectrum of MH.



Appropriate for Small MH

Automobile-Oriented

Minimally-connected streets with frequent cul-de-sacs and commercial areas accessible primarily via higher-speed roadways are a more successful environment for the Small MH.

What Are the Characteristics of a General Residential Neighborhood?

- **Smaller block sizes** that allow for better street network connectivity. Smaller blocks encourage walkability by providing more route choices and reducing the walking distance to get between destinations. Dead-end streets, cul-de-sacs, and looping streets generally diminish an area's walkability, while through streets increase walkability.
- **Access to bicycle routes** to provide an alternative to driving for longer-distance destinations. Safe, convenient, and well-connected bicycle facilities provide transportation options for destinations too far away for walking.
- **Small to medium lot sizes** promote house-scale development and disincentivize large tracts of identical housing types, where repetition of building forms leads to a diminished public realm.
- **Existing transit or future planned transit** to provide good connectivity in this area and the opportunity to connect people to other employment and retail centers.

Support for General Residential Neighborhoods

General Residential Neighborhoods can make it more convenient for people to walk and bike from to everyday destinations such as school, work, shopping, and recreation. A combination of infrastructure improvements and new or improved amenities can make General Residential Neighborhoods available for new housing choices. For example, the growth strategies can include:

- **New mixed-use areas**, so it is possible to satisfy most daily needs — living, working, playing, shopping, dining, worshiping, and socializing — without needing to leave the neighborhood.
- **Allow for appropriate zoning** to accommodate a variety of housing types and encourage compact development.

D) Examples of General Residential Neighborhoods

Large-Lot Detached House Neighborhoods

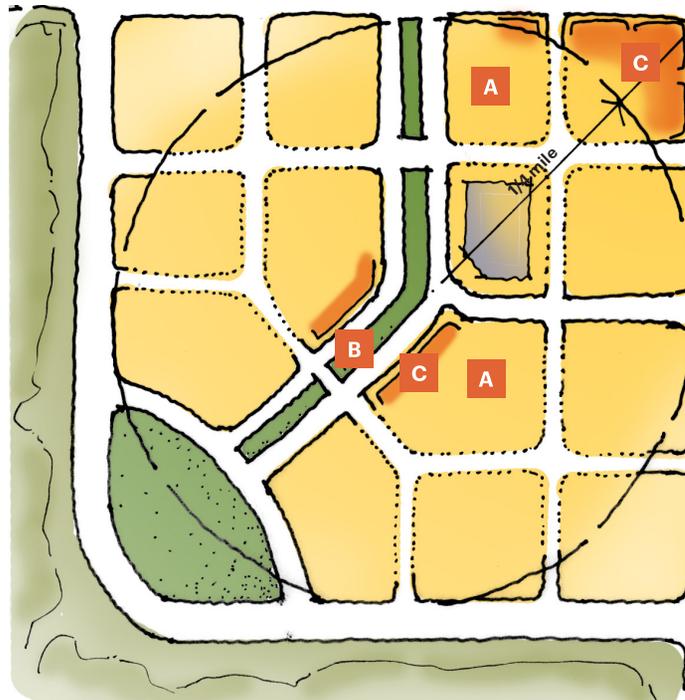
1) Low-density zones that are primarily in (or planned for) single-family detached housing

These are areas of detached housing neighborhoods that may or may not already have walkable access, access to retail and mixed-use centers, and transit options.

Q CLOSER LOOK

Building Scale & Form

Typically, these neighborhoods have a variety of blocks and lot sizes; small, medium, and large. The buildings are up to two-stories.



General Residential Neighborhood

- A** Blocks with medium-to-large lot sizes are appropriate for small to medium MH types.
- B** Areas near open space or a neighborhood node are appropriate for small to medium MH types.
- C** Existing or new limited mixed-use areas can provide for most daily needs, reducing.

2) Moderate-Intensity Neighborhoods Suitable for MH

These neighborhoods are mixed-use and transit-supportive because while commuting for work, school, and special trips might still require transit or a car, most daily needs could be accessible within a ten-minute walk or a half mile from most buildings in the neighborhood.

Although these neighborhoods consist primarily of residential uses, a clustered mix of uses at the center for the neighborhood is provided through infill development or a change in the use of existing buildings. Such a mix of uses along with Medium MH can provide multiple benefits:

- A variety of businesses with easy pedestrian access.
- Convenience for residents who can satisfy multiple needs in one trip.
- A community destination such as a community center or a school.
- A central focus and gathering place that can help to promote neighborhood identity and pride.

Parks and open spaces appear in key locations within the neighborhood. Transit will be most effective when it serves the neighborhood center since it is within walking and biking distance of most residents.



Proximity to neighborhood retail, open space, and civic buildings helps to support walkable mixed-housing neighborhoods.

- Center/ Node
- 5 min. walk
- 10 min. walk (5 min. bike)
- Residential
- Neighborhood Retail
- Civic/ Institutional
- Park/ Open Space

E) Example of General Residential Neighborhood

Along Edge of a Shopping Center Transformation

Using MH as a Transition from a More Intense Development

Where an old mall or shopping center is transformed into high intensity housing and commercial uses, there is an opportunity to use MH to transition to adjacent low- or moderate-intensity neighborhoods.

Note: All images belong to Opticos Design.



1

House-scale Transitions to Adjacent Neighborhoods



2

Mixed-use Center as the Destination



3

Pedestrian-oriented Physical Character



4

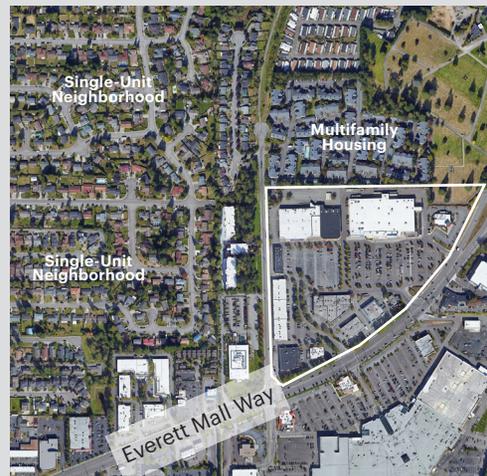
Multi-modal Access & Improved Transit

Q CLOSER LOOK

Key Elements of A Walkable Center

An example from Everett, WA, shows the potential transformation of a declining shopping center. While the scale of development in Puget Sound may be different, the following characteristics still apply:

1. **Transition areas** to ensure compatibility with adjacent residential neighborhoods.
2. **Mixed-use** offers a variety of choices, from dining, entertainment, housing, and amenities.
3. **Pedestrian-oriented** and active public spaces to create a more welcoming and safe environment for residents, employees, customers, and visitors.
4. **Multi-modal access & improved transit** that allows people to access the Walkable Center and connect to other citywide centers.



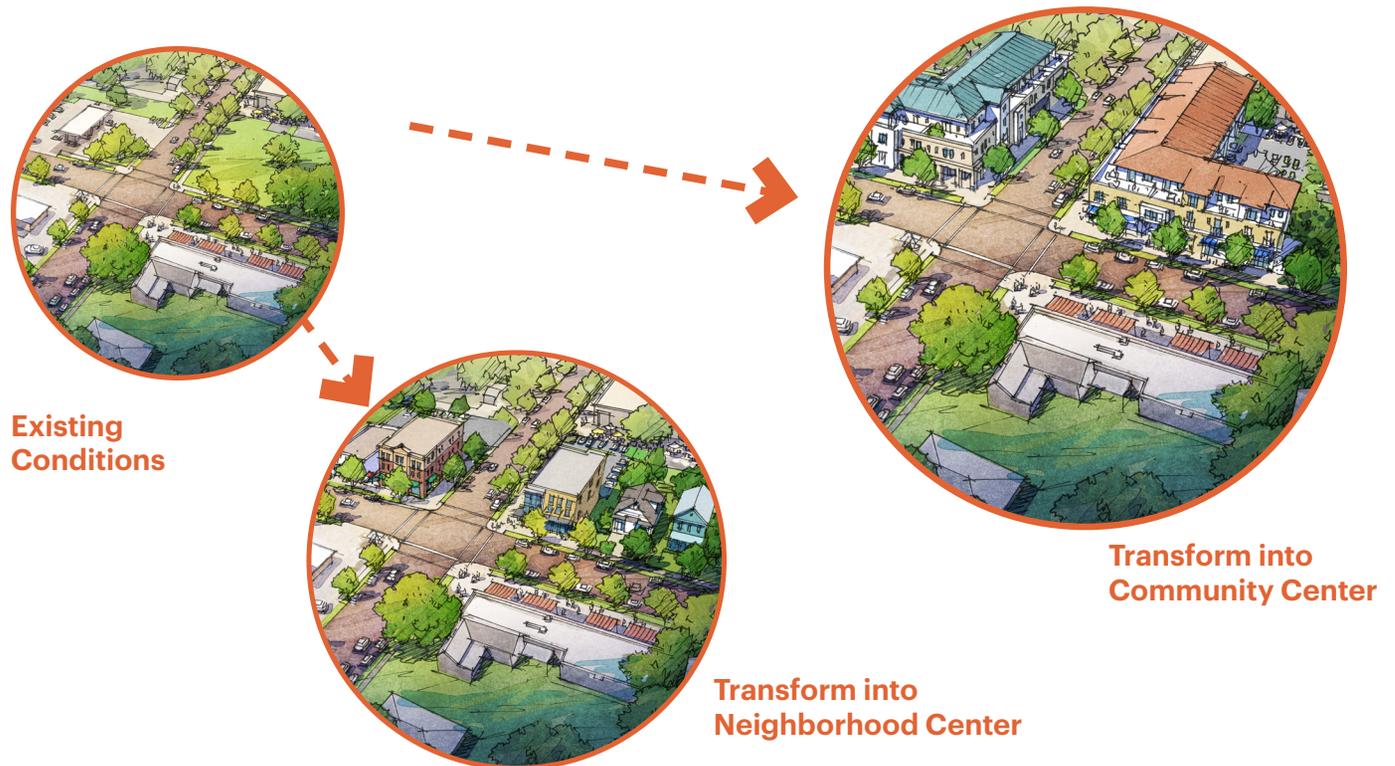
For example, the Everett Mall Plaza redevelopment could result in a new potential Walkable Center that reconfigures the commercial uses into a community-level main street with various housing that includes MH as a transition to existing neighborhoods.

Note: All images are from google.maps.

Large MH Along Corridors

Using Corridors to Create Neighborhoods

Vacant lots can be developed with Large MH in support of new or revitalized neighborhood-scale Walkable Centers. This type of transformation provides a new local amenity that makes a neighborhood more attractive for Large MH development and infill. Successful neighborhood-scale Walkable Centers should be compatible with the surrounding neighborhood. Depending on the context, the resulting buildings might be smaller than those shown in the following examples.



Note: All images belong to Opticos Design.

Incremental Change

Small, incremental changes can be just as important in the long run as big, transformative changes. The following incremental changes can lay the groundwork for a Walkable Center to transform surrounding neighborhoods into Amenity-based Neighborhoods and create suitable environments for Medium and Large MH.



Existing Conditions



Example: Near-Term

- A** Existing buildings.
- B** Townhouses up to three stories in height.
- C** Four story multiplex large on the corner.
- D** Parking is located behind the buildings and accessed from the alley.



Example: Long-Term

- E** An additional half block develops with taller multiplexes on the corners, fourplexes and townhouses along the main street.
- F** Flexible maker spaces provide affordable work space and activate the alley. Accessory Dwelling Units (ADUs) could also be built as an alternative.

Key



Note: All images belong to Opticos Design.

F) Considerations for Steep Sites

Most areas in Puget Sound have sloped lots, while others have steeply sloped lots. This information is aimed at steeply sloped lots (>10 percent).

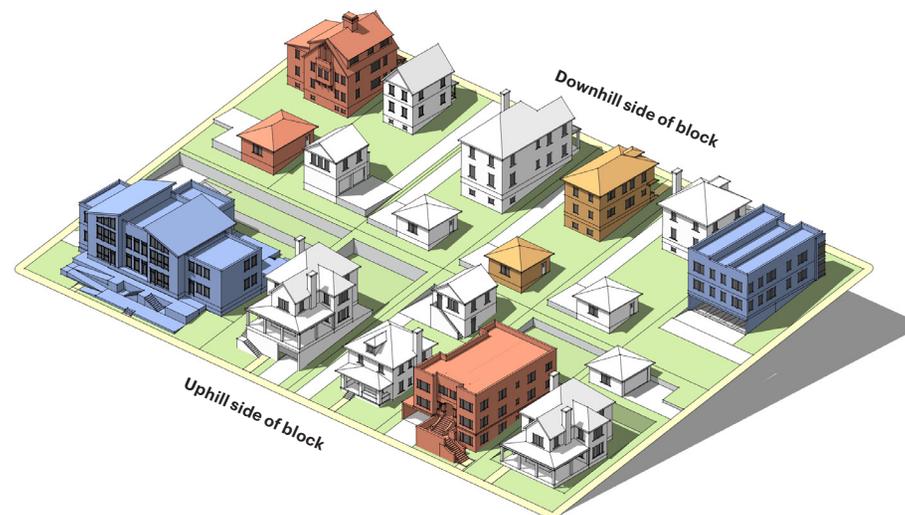
Strategies to Consider in Zoning & Design Standards

- On uphill side of block, reduce front building setback.
- On downhill side of block, allow greater building setback
- Allow parking closer to street; allow at same setback as building on very steep sites but not to exceed 12 feet at setback.
- Reduce on-site open space requirement due to rear setback being on a steep slope.
- Apply detached house standards to retaining walls visible from street.
- Allow extra story within certain distance of street to avoid split-level building.

Q CLOSER LOOK

Steeply Sloped Lots

In areas with steep topography, sites face unique challenges when adding new development, specifically MH. Typically a site is considered steep when the slope is at least 10 percent with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line.



Note: All images belong to Opticos Design.

Additional Things to Consider When Applying MH in Sites with Topography

Building Height. Sites with uneven topography present unique issues in relation to building height. Height should be measured from the edge of the abutting street or sidewalk.

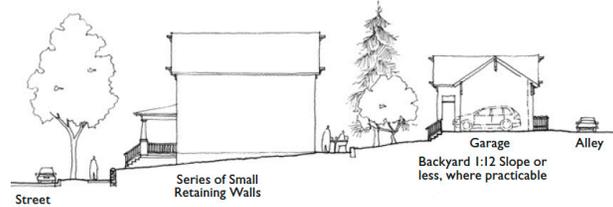
Exposed Basements. It is important to know the maximum amount a basement can be above finished grade before it counts as a building story. Allow "walk-out" basement along the rear of a building by recognizing these features in the maximum height allowed.

Massing. Buildings on steep slopes should reflect the pre-construction topography of the site.

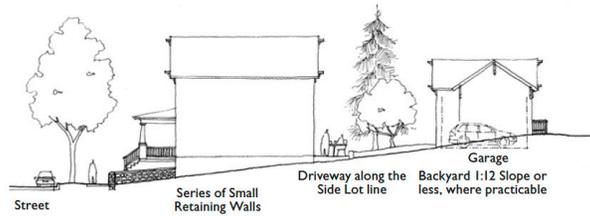
The grading drawings at right illustrate methods of recommended site grading methods.

The Objective Development and Design Standards Toolkit will implement these elements as design standards.

Uphill Lots

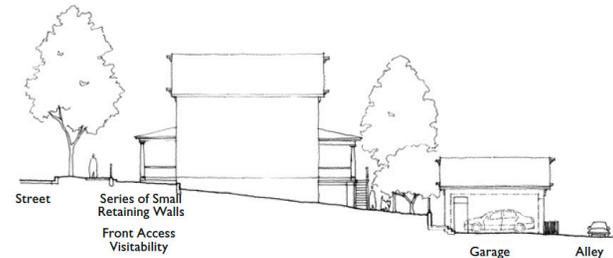


Example of appropriate grading of an uphill site that has alley access for parking.

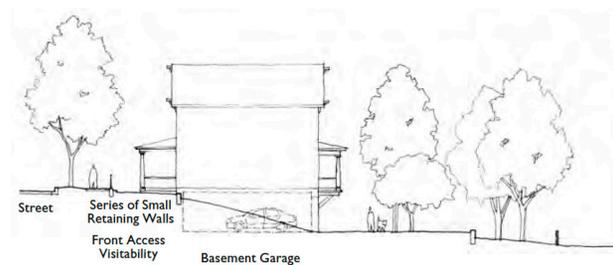


Example of appropriate grading of an uphill site that has access to parking from the front of the lot.

Downhill Lots



Example of appropriate grading of a downhill site that has alley access for parking.



Example of appropriate grading of a downhill site that has access to parking from the front of the lot.

Note: All images belong to Opticos Design.

